Planning & Zoning Board Regular Meeting

December 1, 2020 at 6:00 p.m.

721 W. New England Avenue or Hybrid Virtual Meeting
Winter Park, Florida
https://cityofwinterpark.org/government/live-broadcasts/

Agenda Items

1. Call to Order

2. Approval of November 2, 2020 meeting minutes

3. Public Hearings

- SPR #20-15 Request of Norma Desmond Properties LLC for approval to construct a new two-story single-family home at 315 Virginia Drive on Lake Virginia.

- SPR #20-17 Request of Mr./Mrs. Abernethy for approval to construct a new two-story home at 405 Virginia Drive on Lake Virginia.

- CPA #20-5; RZ #20-05; CU #20-06 Request of Goodlives, LLC to amend the Comprehensive Plan Future Land Use Map and Official Zoning Map to change from Commercial (C-3) to Central Business District (C-2); to amend the Future Land Use Maximum Height Map to enable a three-story maximum height; and for Conditional Use approval to construct an 11,245-square-foot, three-story building on the property at 301 N New York Avenue.

- **THIS ITEM HAS BEEN CONTINUED TO THE TUESDAY, JANUARY 5TH, 2021 PLANNING & ZONING BOARD MEETING AT 6PM** –
  CPA #20-6; RZ #20-06; CU #20-07 Request of Winter Park Historic Hotels Group to vacate portions of Killarney Drive and Fairview Avenue, and in return, creating open space/park areas, amend the Comprehensive Plan Future Land Use policy text to add a new policy for this specific property, amend the Zoning Code Commercial (C-3) and Open Space Recreational (PR) text to provide for the allowances above for only this specific property, amend the Future Land Use/Zoning Map from Single Family (R-1A) and Office on 2.09 acres of this site to Commercial (C-3) and 0.88 acres to Open Space Recreational (PR), and Conditional Use approval for the specific hotel project of a 5-story, 132-room hotel with associated restaurant, ballroom/meeting space, and 235-space parking garage with one floor of underground parking.

- APP #20-01 Request to appeal Building Official determination for issuance of roof permit at 975 Greentree Drive relating to boathouse to allow increase in roof height to 11 feet above the existing deck of the boathouse.

- ZTA #20-09; CU #20-08 Request of McLaren Orlando LLC for an Ordinance to amend the Commercial (C-3) Zoning Code Text to establish a new Conditional Use for "Specialty Transportation Business" and for Conditional Use approval for such business at 1111 S. Orlando Avenue.

4. New Business

5. Planning Director's Report

6. Board Updates & Comments

Agenda Items

7. Upcoming Meeting Schedule

Next P&Z Work Session: Monday, December 14, 2020 at 12:00 p.m.

Next P&Z Regular Meeting: Tuesday, January 5, 2021 at 6:00 p.m.

appeals & assistance

"If a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

"Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting."

401 South Park Avenue • Winter Park, Florida 32789

407-599-3324 • planning@cityofwinterpark.org
cityofwinterpark.org

Planning & Zoning Board
Staff Report for December 1, 2020 Meeting

SPR #20-15. Request of Norma Desmond Properties LLC for: Approval to construct a new, two-story, 7,216 sq. ft., single-family home located at 315 Virginia Drive on Lake Virginia, zoned R-1AAA.

Background

Norma Desmond Properties LLC is requesting approval to construct a new, two-story, 7,216 square-foot, single-family home at 315 Virginia Drive, on Lake Virginia, zoned R-1AAA. This property is 28,348 square feet in size and is adjacent to neighboring homes at 310 and 375 Virginia Drive. Below is a table summarizing this request in comparison to the R-1AAA zoning/lakefront lot requirements.

Table 1:

	R-1AAA/Lakefront Lot Requirements	Proposed
Floor Area Ratio	Max 33%	7,216 square feet/31%*
Impervious Lot Coverage	Max 50%	11,369 sq. ft./41%
Lakefront Setback	113 avg,/50 ft. min.	140 feet

*Total size is 13,344 sq. ft. but the FAR excludes the 3,048 sq. ft. basement, lanai and porch areas.

Lakefront Lot Review Criteria:

Tree Preservation

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. There are two specimen live oak trees on the front of this property, that are being preserved. The four existing cypress trees along the lakefront are also being preserved.

View from the Lake

This lot has a fairly steep grade from the street and the designers are taking advantage of that topographic condition by building a basement level. Where one will see a two-story home on the street-side, on the lakeside there is an additional partial walk-out basement level. In the original design, the swimming pool level was 14 feet above the existing grade. The P&Z Board does have the authority to approve pool decks higher than 3 feet above existing grade "when there are lots with grade drops of more than 7 feet".

However, 14 feet was not respective of neighbor's privacy, so the Planning staff's direction was only to recommend approval to P&Z of 5.5 feet given that it is the same height as the application at 405 Virginia Drive and given the major landscape screening that exists on the property lines of the two adjacent neighbors at 310 and 375 Virginia Drive. See pictures below.

View of Neighbors

Another purpose of this review is to ensure that the views of the lake from adjoining properties will not be unduly impaired. The average lakefront setback of the two adjoining homes is 113 feet with the home to the west at 310 Virginia Drive setback at 116 feet and the home to the east at 375 Virginia Drive setback at 110 feet. This proposed home will have a setback to the house of 140 feet and a setback to the swimming pool cabana at 104 feet and to the swimming pool deck at 94 feet. The extensive existing landscape screen that exists along the side property lines will mitigate any visual impact but generally these improvements are consistent with the neighboring homes.

Stormwater Retention

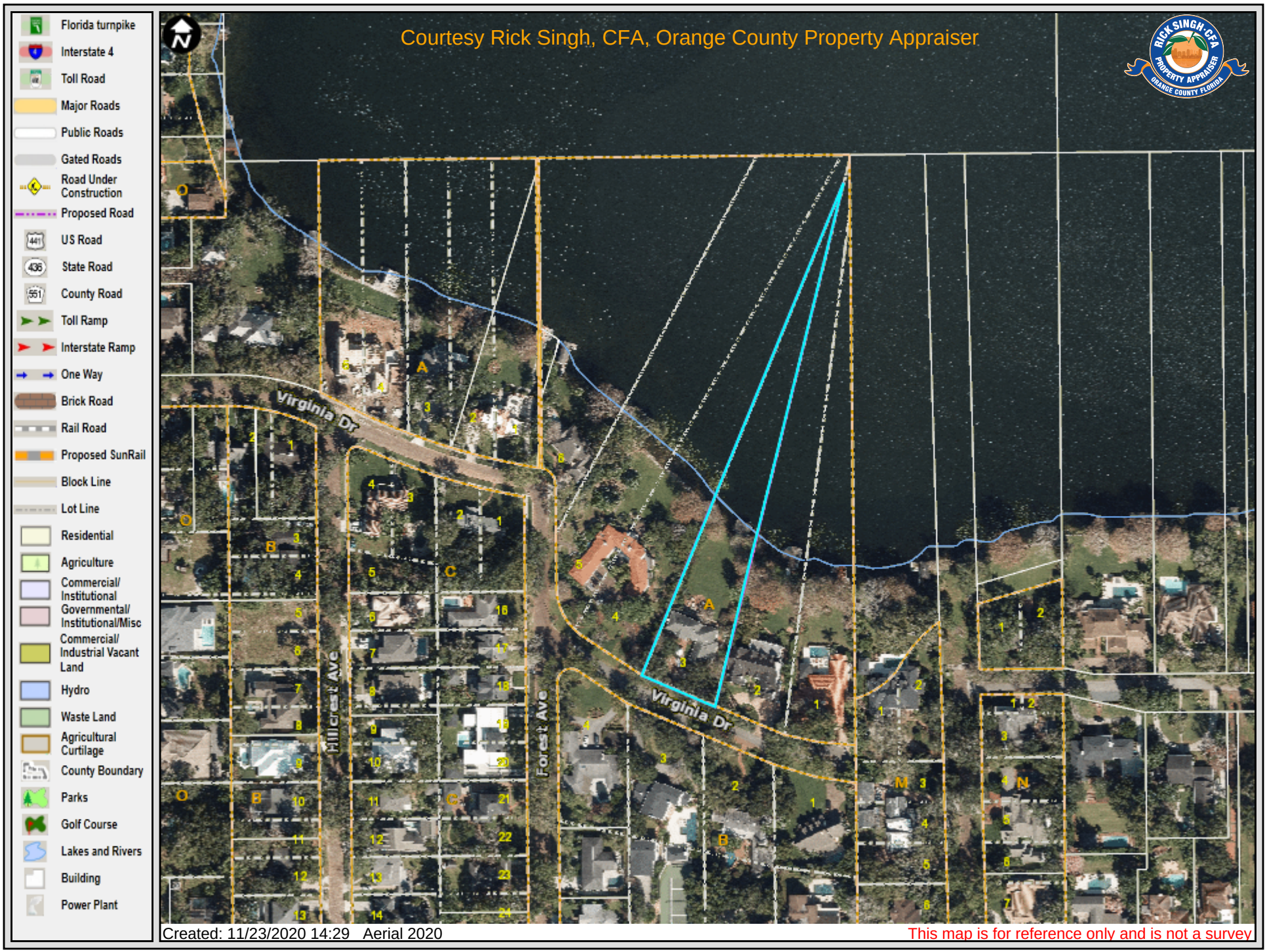
The code requires retention of stormwater. The amount of impervious surface on the lot determines the depth/size of the retention needed. The applicant is proposing a swale retention area along the lakefront (as they have ample land to accomplish this) and there is also ample space in the side setbacks to convey the rainfall down the lot to this retention area. They will meet the stormwater retention criteria.

Summary

Staff stressed the importance of preserving the two live oak trees in the front yard and modifying the pool deck heights, which have been accomplished. Given the major landscape screening that exists on the property lines of the two adjacent neighbors at 310 and 375 Virginia Drive, the pool deck height of 5.5 feet is acceptable recognizing the steep grade drop on this lot.

Staff recommendation is for approval with the requirement to maintain and enhance where feasible the landscape privacy buffer along the side property lines.

Landscape screening in place on the two sides of the lakefront at 315 Virginia Drive.

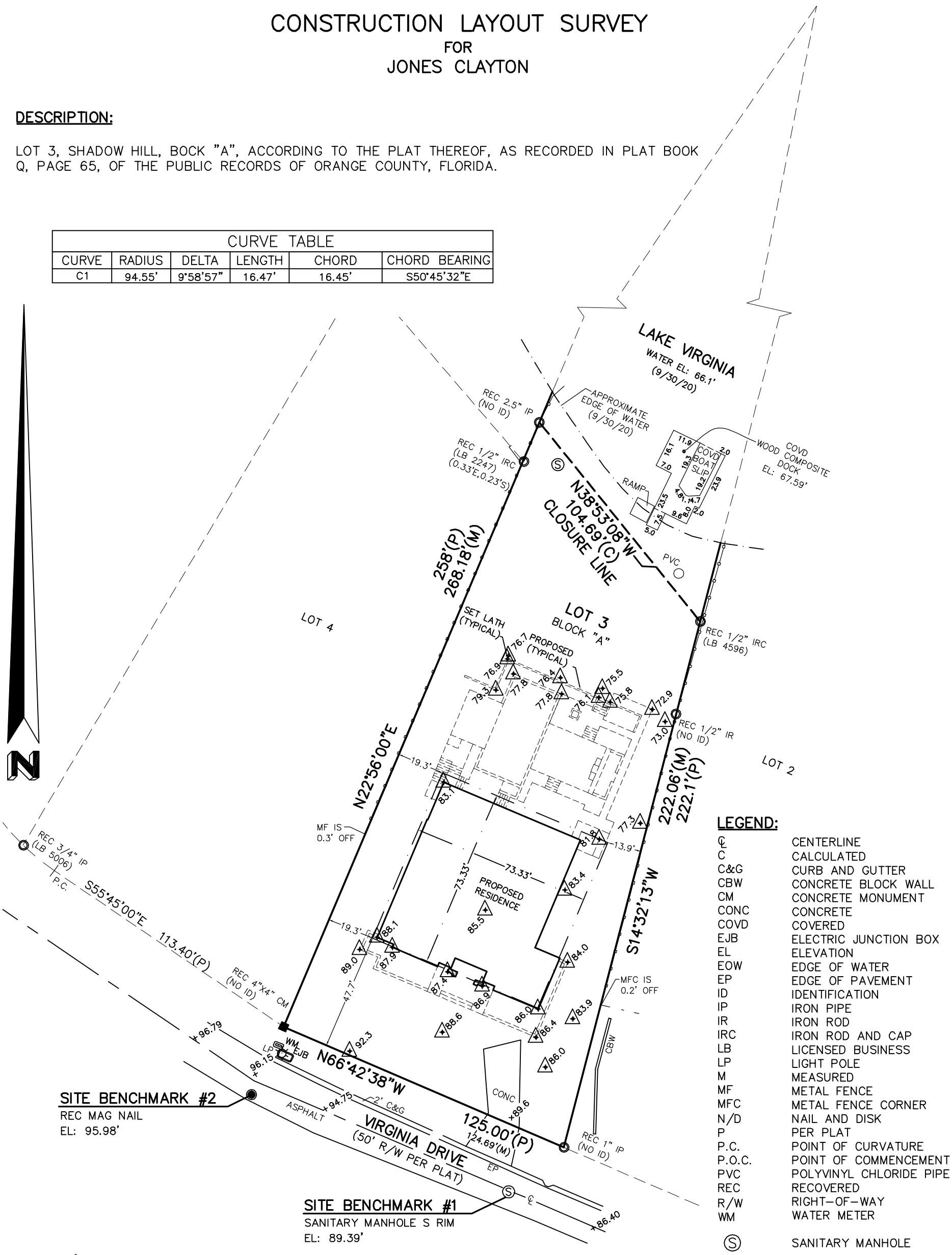

Courtesy Rick Singh, CFA, Orange County Property Appraiser
RICK SINGH, CFA
PROPERTY APPRAISER
ORANGE COUNTY FLORIDA
Florida turnpike
Interstate 4
Toll Road
Major Roads
Public Roads
Gated Roads
Road Under Construction
Proposed Road
US Road
State Road
County Road
Toll Ramp
Interstate Ramp
One Way
Brick Road
Rail Road
Proposed SunRail
Block Line
Lot Line
Residential
Agriculture
Commercial/ Institutional
Governmental/ Institutional/Misc
Commercial/ Industrial Vacant Land
Hydro
Waste Land
Agricultural Curtilage
County Boundary
Parks
Golf Course
Lakes and Rivers
Building
Power Plant
Virginia Dr
Hillcrest Ave
Forest Ave
Virginia Dr
Created: 11/23/2020 14:29 Aerial 2020
This map is for reference only and is not a survey

CONSTRUCTION LAYOUT SURVEY
FOR
JONES CLAYTON

DESCRIPTION:

LOT 3, SHADOW HILL, BOCK "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 65, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	94.55'	9°58'57"	16.47'	16.45'	S50°45'32"E



LEGEND:

℄	CENTERLINE
C	CALCULATED
C&G	CURB AND GUTTER
CBW	CONCRETE BLOCK WALL
CM	CONCRETE MONUMENT
CONC	CONCRETE
COVD	COVERED
EJB	ELECTRIC JUNCTION BOX
EL	ELEVATION
EOW	EDGE OF WATER
EP	EDGE OF PAVEMENT
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD AND CAP
LB	LICENSED BUSINESS
LP	LIGHT POLE
M	MEASURED
MF	METAL FENCE
MFC	METAL FENCE CORNER
N/D	NAIL AND DISK
P	PER PLAT
P.C.	POINT OF CURVATURE
P.O.C.	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE PIPE
REC	RECOVERED
R/W	RIGHT-OF-WAY
WM	WATER METER
Ⓢ	SANITARY MANHOLE
X00.0	SPOT ELEVATION

SURVEYOR'S NOTES:

1. The lands as shown hereon lie within Section 7, Township 22 S., Range 30 E., Orange County, Florida.
2. This survey represents a survey made on the ground under the supervision of the signing surveyor, unless otherwise noted.
3. Underground improvements or underground foundations have not been located except as noted.
4. This survey does not reflect or determine ownership.
5. All easements of which the surveyor has knowledge of, or has been furnished, have been noted on this map.
6. No title data has been provided to this surveyor unless otherwise noted.
7. Bearings shown hereon are assumed relative to the south property line of lot 3; Said bearing being N66°42'38"W
8. According to the Federal Insurance Rate Map, this property lies in Zones "AE" and "X", Community Panel number 12095C0255 F, Dated: 9/25/2009.
9. Elevations shown hereon are based on Orange County benchmarks relative to NAVD 88.
10. Elevations shown hereon are for informational purposes only. This is not a topographic survey.

\\SERVER\Projects\SHADOW HILL\dwg\Lot 3A.dwg

REVISIONS

Rev.		Date:	
Rev.		Date:	
Rev.	RESTAKE (ROUGH)	Date:	11/17/20
Rev.	RESTAKE (ROUGH)	Date:	11/5/20

HLSM, LLC
Henrich-Luke-Swaggerty-Menard
Professional Surveyors & Mappers
Licensed Business No. 7276
302 Live Oaks Boulevard
Casselberry, Florida 32707
P. (407) 647-7346
Survey@HLSM.US

Job No:	K-680
Field Date:	10/01/20
Drawn By:	RM
Field By:	ME/RW
Scale:	1"=40'

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

William F. Menard
Professional Surveyor & Mapper
Florida Registration #5625

FLORIDA BUILDING CODE, 2017 6TH EDITION. NFPA 70A-02 AND NATIONAL ELECTRICAL CODES BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11) SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-02) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-02) NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2005 EDITION WOOD FRAMED CONSTRUCTION CATION MINIMUM DESIGN LOADS -16

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE RESIDENTIAL FIFTH EDITION, SECTION R301 DESIGN CRITERIA AND INCLUDING ASCE 7-10.
1. WIND SPEED = 139 MPH ULTIMATE WIND SPEED (Vult) AND 108 MPH (Vasd)
2. RISK CATEGORY 2
CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE (V)
3. WIND EXPOSURE = CATEGORY C
4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40

The Desmond Residence
315 Virginia Dr. Winter Park, Fl.
ORANGE COUNTY, FL

ABBREVIATIONS

A.B.	Anchor Bolt
Abv.	Above
A/C	Air-Conditioner
Adj.	Adjustable
A.F.F.	Above Finished Floor
A.H.U.	Air Handler Unit
ALT.	Alternate
B.C.	Base Cabinet
B.F.	Bifold Door
Bk Sh	Book Shelf
Bm.	Beam
BOT.	Bottom
B.P.	Bypass door
Brg.	Bearing
Cir.	Circle
Clg.	Ceiling
CJ	Control Joint
Col.	Column
Comp.	A/C Compressor
C.T.	Ceramic Tile
D	Dryer
Dec.	Decorative
Ded.	Dedicated Outlet
Dbl.	Double
Dia.	Diameter
Disp.	Disposal
Dist.	Distance
D.S.	Drawer Stack
D.V.	Dryer Vent
D.W.	Dishwasher
Ea.	Each
E.W.	Each Way
Elec.	Electrical
Elev.	Elevation
Ext.	Exterior
Exp.	Expansion
F.B.C.	Florida Bldg. Code
Fin. Flr.	Finished Floor
F.G.	Fixed Glass
Flr.	Floor
Fdn.	Foundation
Flr. Sys.	Floor System
F.Pl.	Fireplace
F.O.M.	Face Of Masonry
Ft.	Foot / Feet
Ftg.	Footing
FX	Fixed
Galv.	Galvanized
G.C.	General Contractor
G.F.I.	Ground Fault Interrupter
G.T.	Girder Truss
Hdr.	Header
Hgt.	Height
HB	Hose Bibb
Int.	Interior
K/Wall	Kneewall
K.S.	Knee Space
Laun.	Laundry
Lav.	Lavatory
L.F.	Linear Ft.
L.T.	Laundry Tub
Mas.	Masonry
Max	Maximum
M.C.	Medicine Cabinet
Mfgr.	Manufacturer
Micro.	Microwave
Min	Minimum
M.L.	Microlam
Mir.	Mirror
Mono	Monolithic
N.T.S.	Not to Scale
Opn'g.	Opening
Opt.	Optional
Pc.	Piece
Ped.	Pedestal
P.L.	Parallam
PLF	Pounds per linear foot
Plt. Ht.	Plate Height
Plt Sh.	Plant Shelf
PSF	Pounds per square foot
P.T.	Pressure Treated
Pwd.	Powder Room
Rad.	Radius
Ref.	Refrigerator
Req'd.	Required
Rm.	Room
Req'd.	Required
Rm.	Room
Rnd.	Round
R/SH	Rod and Shelf
SD.	Smoke Detector
S.F.	Square Ft.
Sh.	Shelves
SHT	Sheet
S.L.	Side Lights
S.P.F.	Spruce Pine Fir
Sq.	Square
S.Y.P.	Southern Yellow Pine
Temp.	Tempered
Thik'n.	Thicken
T.O.B.	Top of Block
T.O.M.	Top of Masonry
T.O.P.	Top of Plate
Trans.	Transom Window
Typ.	Typical
UCL	Under Cabinet Lighting
U.N.O.	Unless Noted Otherwise
VB	Vanity Base
Vert.	Vertical
V.L.	Versalam
VTR	Vent through Roof
W	Washer
W/	With
W/C	Water Closet
W.A.	Wedge Anchor
Wd	Wood
WP	Water Proof

REFERENCE SYMBOLS

2x FRAME WALL

2x FRAME WALL WITH INSULATION

2x BEARING WALL WITH STUDS AT 16" O.C.

CONCRETE BLOCK WALL

2880 — DOOR DESIGNATION

(2) 2660 ARCH F.G. — WINDOW DESIGNATION

DETAIL LETTER / SHEET NUMBER (B / A-9) — BUILDING SECTION TAG

DETAIL LETTER / SHEET NUMBER (B / A-9) — DETAIL KEY

DETAIL LETTER / SHEET NUMBER (B / A-9) — BUILDING ELEVATION TAG

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A4	FIRST FLOOR PLAN
A5	SECOND FLOOR PLAN
A6	ELEVATIONS
A6.1	FRONT ELEVATION ENTRY WALL
A7	ELEVATIONS
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A9	BUILDING SECTIONS
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S5	UPPER LEVEL FRAMING PLAN
S6	STRUCTURAL DETAILS
S7	STRUCTURAL DETAILS

REVISION DATE:

ORIGINS RESIDENTIAL DESIGN
68 GRAHAM AVENUE
OVIEDO, FL 32765
407-365-1125

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Jones Clayton Const.
7600 Dr. Phillips Blvd., Suite 62
Orlando, FL 32819
Tel 407.650.2015

Desmond Residence
315 Virginia Drive
Winter Park, FL.

DRAWN BY: MA
DATE: 11-19-20

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A1

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AREA SUMMARY

TOTAL LOT AREA	100%	28,348 SQ FT
DRIVEWAY, WALKS, AND WALLS		4,189 SQ FT
POOL AND POOL DECK		2,838 SQ FT
AREA 1ST FLOOR		4,612 SQ FT
TOTAL IMPERVIOUS	41%	11,639 SQ FT
TOTAL PERVIOUS	59%	16,709 SQ FT

FRONT YARD GREENSPACE

TOTAL FRONT YARD AREA	100%	5,862 SQ FT
IMPERVIOUS AREA	44%	2,595 SQ FT
GREENSPACE	56%	3,267 SQ FT

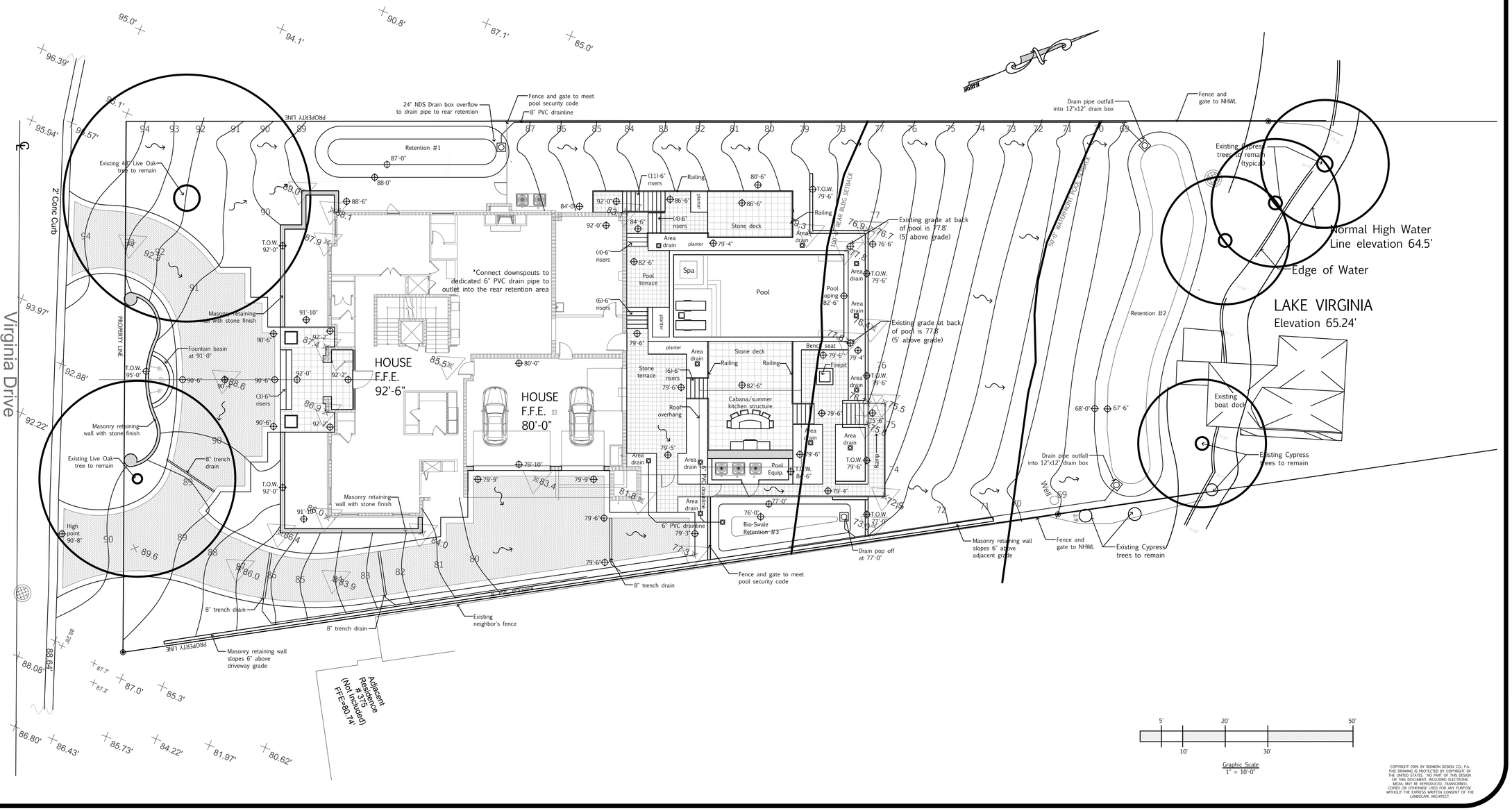
STORMWATER RETENTION CALCULATIONS:
FRONT Retention Breakdown
1" (.083) x 11,642 sq. ft. (impervious area) =
966 cu. ft. additional required retention

Retention area #1 =
515 sq.ft. @ 12" (1') = 515 cu.ft.

Retention area #2 =
1,270 sq.ft. @ 6" (.5') = 635 cu.ft.

Retention area #3 =
274 sq.ft. @ 6" (.5') = 137 cu.ft.

= 1,287 TOTAL CU. FT. PROVIDED



REDMON DESIGN COMPANY, PA
Landscape Architecture
407.647.2006
Fax 407.647.3314
92 S. Lakewood Circle
Maitland, FL
32751

Revisions

Date	By
8/28/20	BG
9/2/20	BG
10/15/20	BG
11/2/20	BG
11/19/20	BG

A Home for Jones-Clayton Construction
Grading & Drainage Plan
315 Virginia Drive, Winter Park, FL

08/12/2020
Date

1" = 10'-0"
Scale

S. REDMON
Designed By

B. GRAHAM
Drawn By

Job #

Sheet
LA-1
Of 1 Sheets

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FLORIDA BUILDING CODE, 2017 6TH EDITION. NFPA 70A-02 AND NATIONAL ELECTRICAL CODES BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11) SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-02) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-02) NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2005 EDITION WOOD FRAMED CONSTRUCTION MANUAL, 2005 EDITION APA PLYWOOD DESIGN SPECIFICATION MINIMUM DESIGN LOADS FOR BUILDINGS ASCE 7-16

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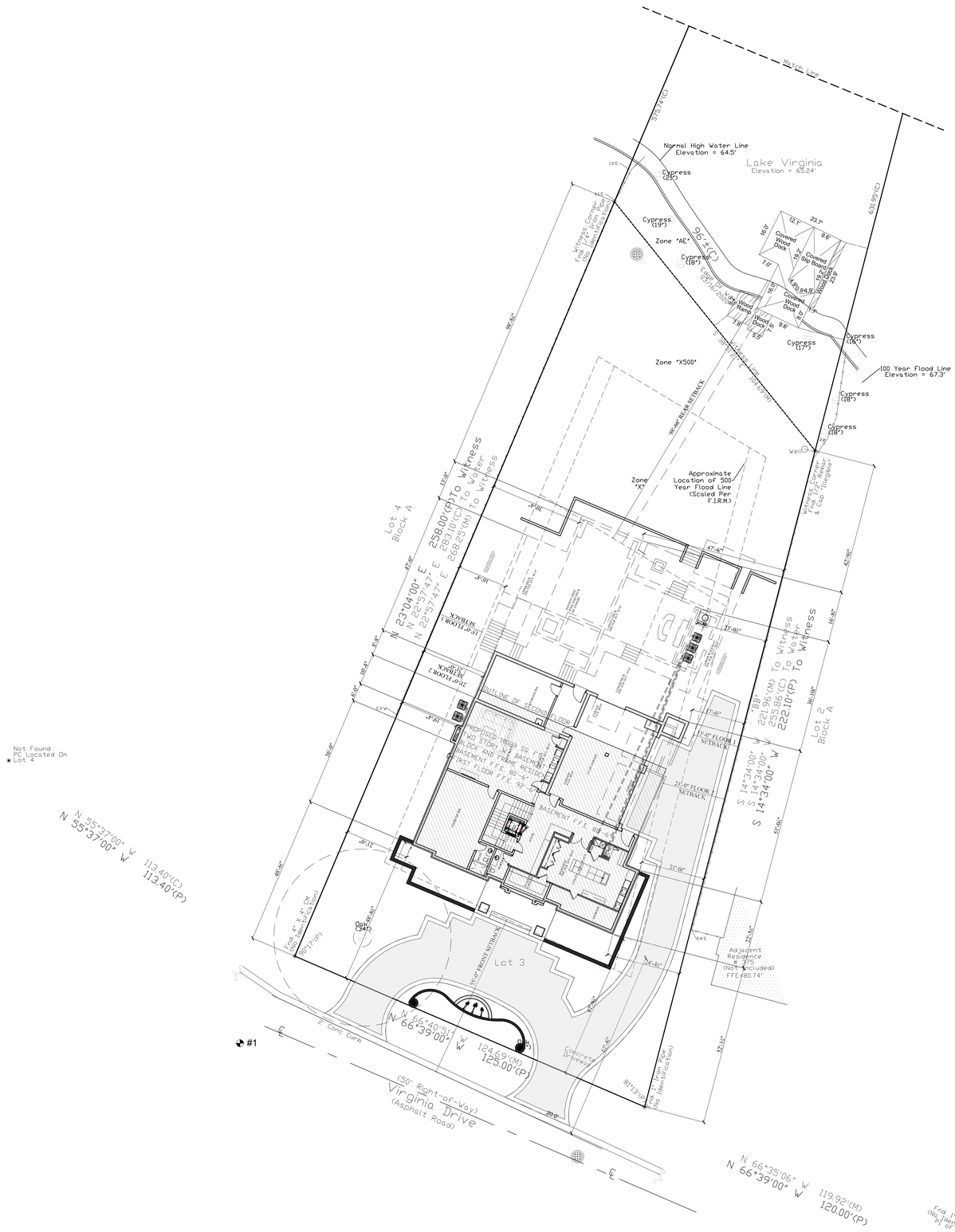

Site Plan Notes

THIS IS NOT A SURVEY.
This is a Site. Origins Design assumes no responsibility for its accuracy. The Owner and Contractor are totally responsible for placing the building on the

Pool Design and location, if shown, are only suggested. Pool and Deck Design to be Permitted by Others.

Landscaping design by others.

Origins Design assumes no responsibility for septic design or location. Septic ,if shown, on plan is per builder or owner requirements. Septic systems are to be designed and located per Dept. of Health requirements or as per governing codes.

LEGAL DESCRIPTION:

LOT 3, BLOCK A, SHADOW HILL, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 65, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

NOTE:

SEE LANDSCAPE ARCHITECTS GRADING AND DRAINAGE PLAN FOR PROPOSED HARDSCAPE AND POOL AREA DESIGN. ALONG WITH LOT AREA SUMMARY, IMPERVIOUS, PERVIOUS, GREEN SPACE AREA, AND STORM WATER RETENTION CALCULATIONS AND DESIGN.

SITE PLAN
SCALE: 1/16" = 1'-0"

-Benchmark Information-
Orange County Datum Elevation:
Benchmark No:
Benchmark Elevation:
(Elevations are based upon NAVD 88 Datum)

-Site Benchmark Information-

#1
Set Nail & Disk "LB 7623" in Asphalt
Elevation: 96.49'

#2
Set Nail & Disk "LB 7623" in Asphalt
Elevation: 80.97'

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REVISION DATE:

ORIGINS RESIDENTIAL DESIGN
68 GRAHAM AVENUE
OVIEDO, FL 32765
407-365-1125
ORIGINS RESIDENTIAL DESIGN

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Jones Clayton Const.
7600 Dr. Phillips Blvd., Suite 62
Orlando, FL 32819
Tel 407.650.2015

Desmond Residence
315 Virginia Drive
Winter Park, FL.

DRAWN BY: MA
DATE: 11-19-20

A2

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FLORIDA BUILDING CODE, 2017 6TH EDITION. NFPA 70A-02 AND NATIONAL ELECTRICAL CODES BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11) SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-02) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-02) NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2005 EDITION WOOD FRAMED CONSTRUCTION MANUAL, 2005 EDITION APA PLYWOOD DESIGN SPECIFICATION MINIMUM DESIGN LOADS FOR BUILDINGS ASCE 7-16

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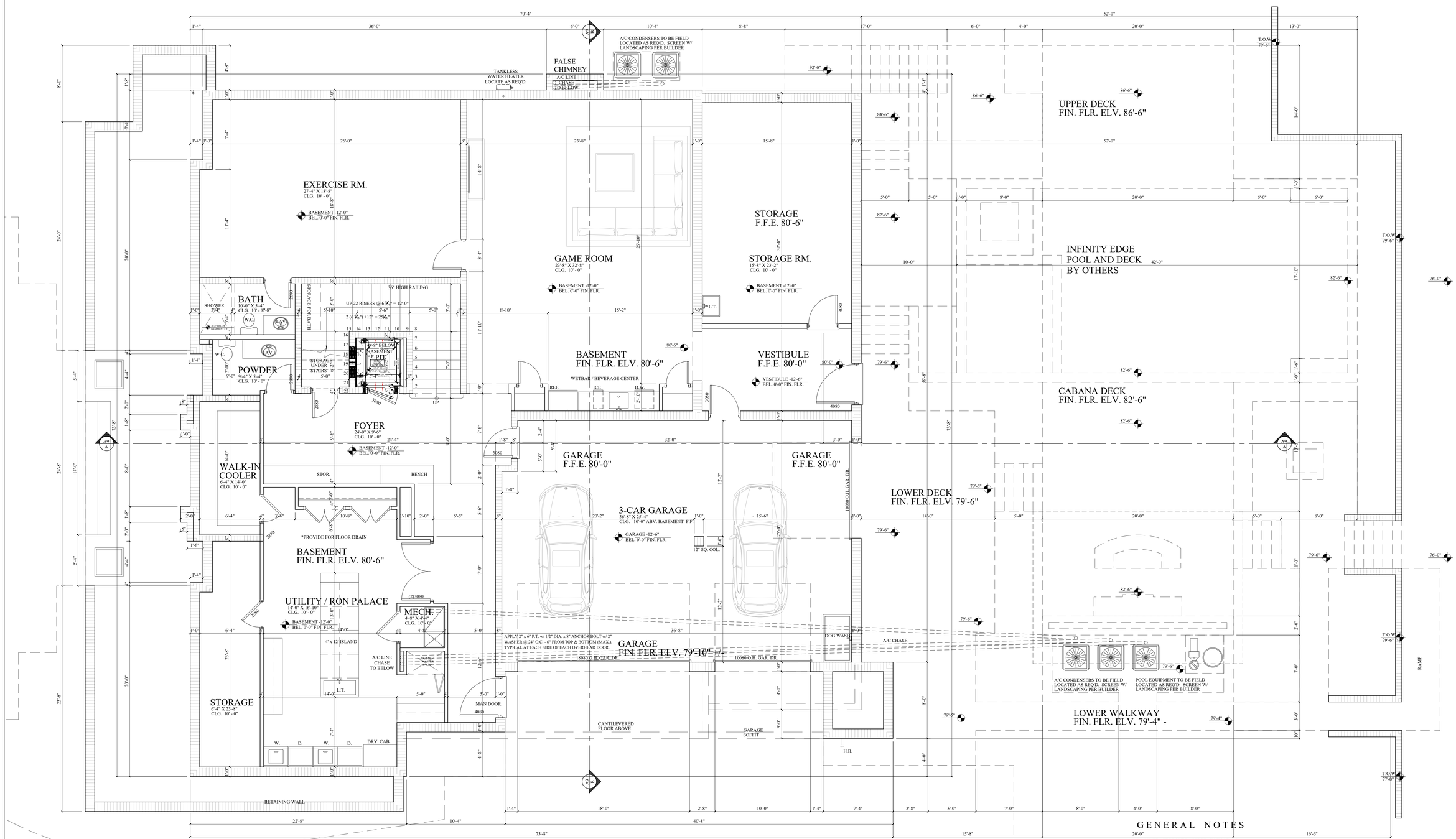

WINDOW AND DOOR DESIGN PRESSURES	
WINDOW AND DOOR AREA (SQ. FT.)	DESIGN PRESSURE
LESS THAN 20 S.F.	-39.6 PSF
GREATER THAN 20 S.F. AND UP TO 50 S.F.	-37.0 PSF
GREATER THAN 50 S.F. AND UP TO 100 S.F.	-33.4 PSF
GREATER THAN 100 S.F. AND UP TO 500 S.F.	-30.8 PSF

ALL WINDOWS TO MEET U-FACTOR (0.4) AND SHGC (0.25)

GARAGE NOTES: (PER 2017 FBC R-302.5)

1. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM WALL BOARD APPLIED TO THE GARAGE SIDE.
2. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT.
3. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICK, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE RATED DOORS, EQUIPED WITH SELF-CLOSING DEVICE.
4. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO.26 GAGE SHEET STEEL, 1 INCH MINIMUM RIDIG NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS PROVIDE MIN. 6" GYP. BD. ON WALLS & UNDE STAIR SURFACE.

THE HEADROOM IN STAIRWAYS SHALL NOT BE NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. FBC-R311.7.2

GENERAL NOTES

1. CONTRACTOR IS TO ASCERTAIN THAT ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS AND THAT THE CONSTRUCTION DOCUMENTS ARE IN ACCORDANCE WITH APPLICABLE LAWS, STATUTES, ORDINANCES, CODES, RULES, AND REGULATIONS. IF THE CONTRACTOR OBSERVES THAT PORTIONS OF THE CONSTRUCTION DOCUMENTS ARE AT VARIANCE THEREWITH, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNER IN WRITING, AND THE NECESSARY CHANGES SHALL BE INITIATED AND ACCOMPLISHED BY APPROPRIATE MODIFICATION.
2. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. IF ANY DISCREPANCIES OCCUR, NOTIFY THE DESIGNER AT ONCE FOR CLARIFICATION.
3. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED.
4. ALL PRODUCTS AND MATERIALS SHALL BE APPLIED AND/OR INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR MASONRY OPENINGS WITH MANUFACTURER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. ALL PLAN DIMENSIONS ARE FROM FACE OF BLOCK OR FACE STUD AND ARE NOMINAL UNLESS OTHERWISE INDICATED.
7. THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.

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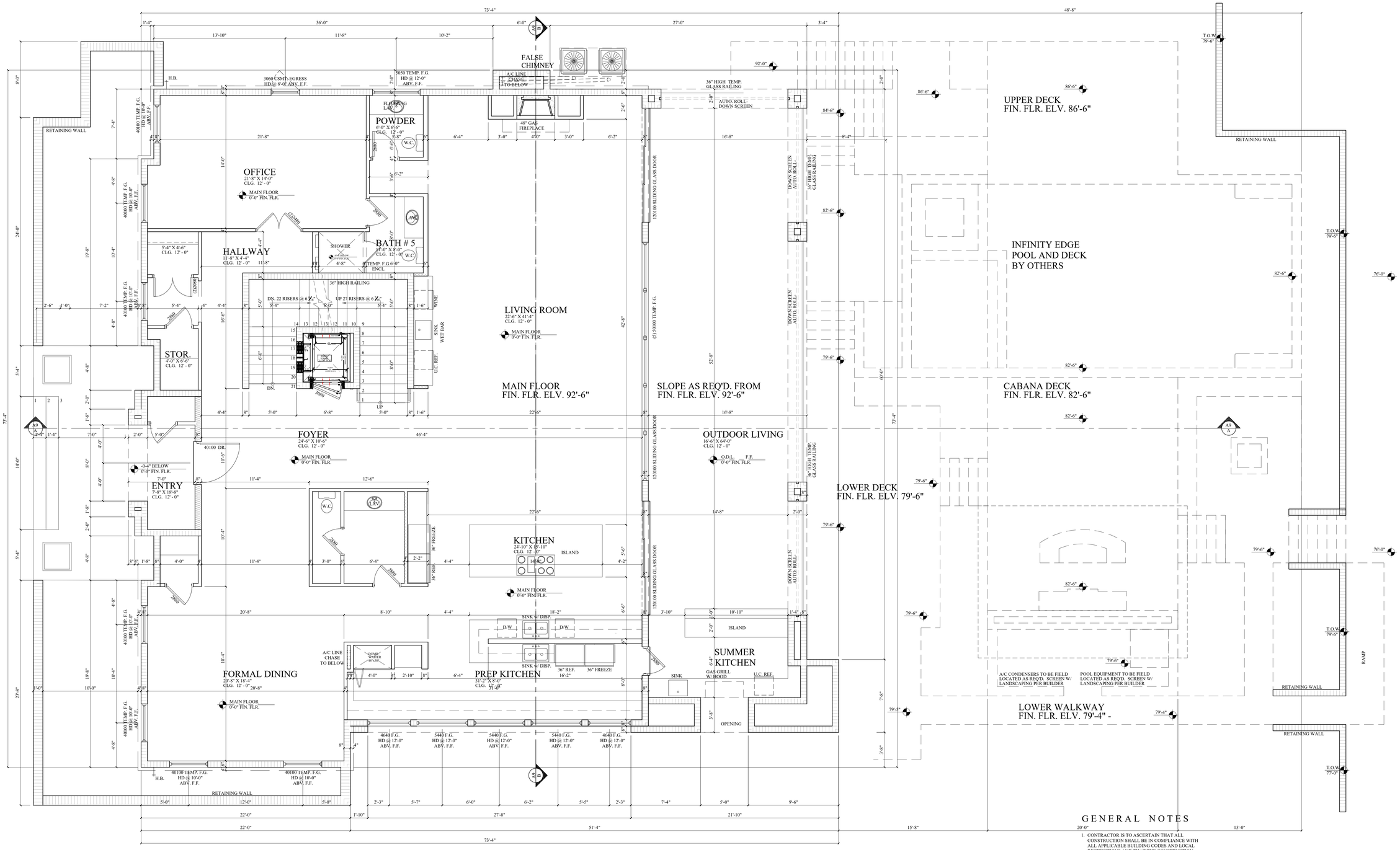
1. WIND SPEED = 139 MPH ULTIMATE WIND SPEED (Vult) AND 108 MPH (Vasd)
2. RISK CATEGORY 2
CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE (V)
3. WIND EXPOSURE = CATEGORY C
4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40



WINDOW AND DOOR DESIGN PRESSURES	
WINDOW AND DOOR AREA (SQ. FT.)	DESIGN PRESSURE
LESS THAN 20 S.F.	-39.6 PSF
GREATER THAN 20 S.F. AND UP TO 50 S.F.	-37.0 PSF
GREATER THAN 50 S.F. AND UP TO 100 S.F.	-33.4 PSF
GREATER THAN 100 S.F. AND UP TO 500 S.F.	-30.8 PSF

ALL WINDOWS TO MEET U-FACTOR (0.4) AND SHGC (0.25)

FLOOR AREA RATIO CALCULATIONS

GARAGE
+1098 S.F.
FISRT FLR.
+3376 S.F.
SECOND FLR.
+3620 S.F.
POOL CABANA
+260 S.F.
LANAI / O.D.L.
+1174 - 500 = ITEM #8
(674 S.F.)
= 9028 F.A.R. S.F. < 28670 X 33%=
=31% OF 28670 S.F. 9461 S.F. MAX

315 VIRGINIA DRIVE

AREA TABULATIONS:

BASEMENT	3033 SF
FIRST FLOOR	3376 SF
SECOND FLOOR	3620 SF
TOTAL A/C	10029 SF
POOL CABANA	260 SF
ENTRY STOOP	274 SF
ENTRY	98 SF
GARAGE	1098 SF
STORAGE	411 SF
O.D.L / LANAI	1174 SF
TOTAL	13344 SF

VERIFIED 11-02-20
M.A.A.

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS
PROVIDE MIN. 1/2 GYP. BD. ON WALLS & UNDE STAIR SURFACE.

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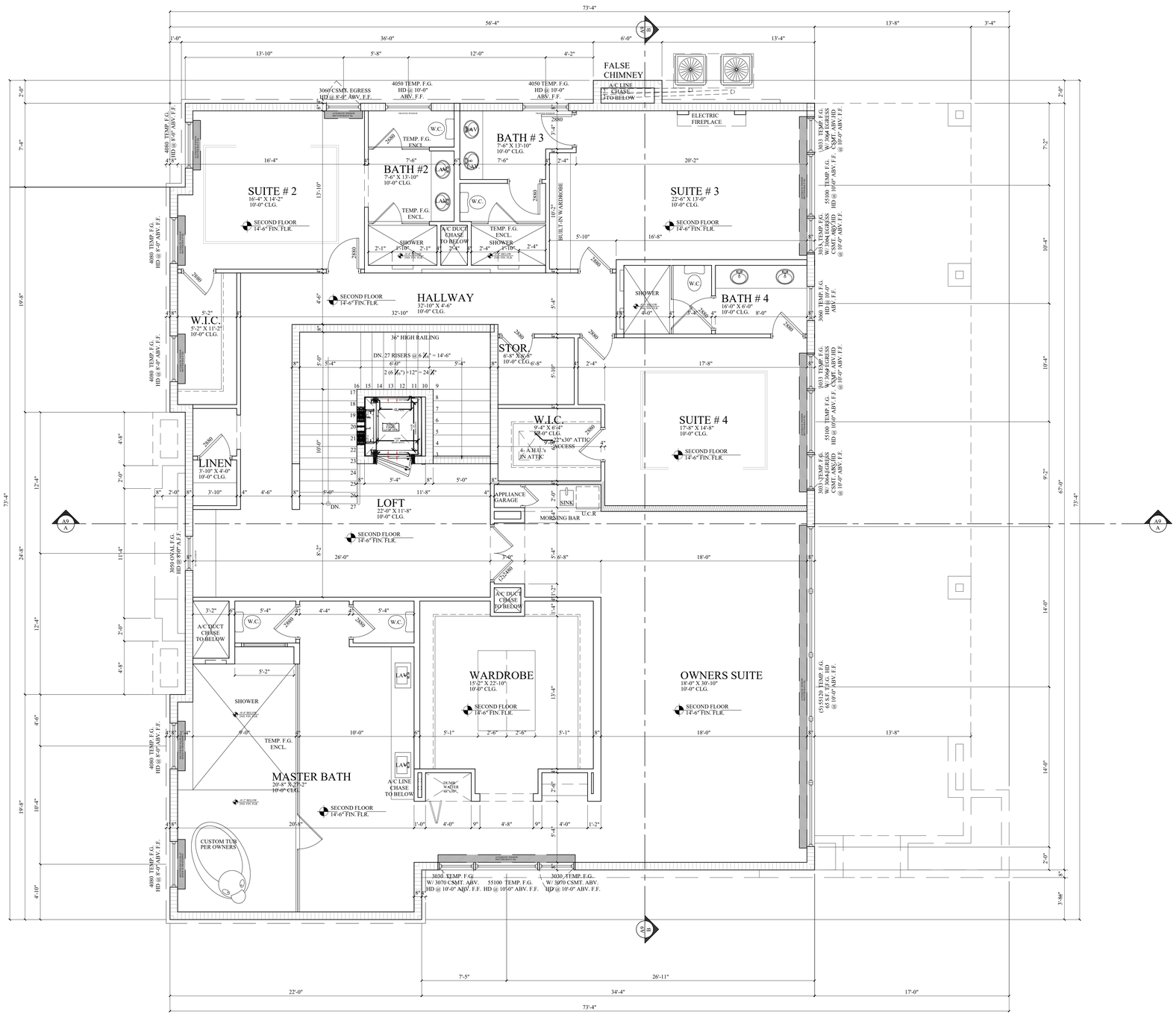

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GREATER THAN 50 S.F. AND UP TO 100 S.F.	-33.4 PSF
GREATER THAN 100 S.F. AND UP TO 500 S.F.	-30.8 PSF

ALL WINDOWS TO MEET U-FACTOR (0.4) AND SHGC (0.25)

BOTTOM OF ALL 2nd FLOOR WINDOWS TO BE MIN. 24" ABOVE FINISH FLOOR

GARAGE NOTES: (PER 2017 FBC R-302.5)

1. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM WALL BOARD APPLIED TO THE GARAGE SIDE.
2. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT.
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SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS PROVIDE MIN. ½" GYP. BD. ON WALLS & UNDE STAIR SURFACE.

THE HEADROOM IN STAIRWAYS SHALL NOT BE NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. FBC-R311.7.2

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3. WIND EXPOSURE = CATEGORY C
4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40

ELEVATION NOTES:

1. 5/8" STUCCO ON CMU WALL
2. 7/8" STUCCO OVER GALV. METAL LATH ON 15# FELT OVER HOUSE WRAP ON 1/2" STRUCTURAL OR 7/16" OSB SHEATHING OVER 2x FRAMING
3. CONCRETE FLAT TILE ROOFING INSTALLED PER R.T.I. CONCRETE AND CLAY INSTALLATION GUIDELINES FOR SYSTEM ONE, OVER 1/2" PLYWOOD SHEATHING OVER ENGINEERED WOOD TRUSSES @ 24" O.C.
4. 4" STUCCO OR CAST STONE SILL TO EXTEND 2" BEYOND JAMB OF OPENING
5. 38" TALL TEMPERED GLASS RAILINGS PER BUILDERS. INSTALLED PER MANUF. SPECIFICATIONS TYP.
6. 12" T .X 9" D. POLYSTYRENE OR CAST STONE CORNICE CROWN TYP.
7. 4" POLYSTYRENE OR CAST STONE SILL TYP.
8. 4" POLYSTYRENE OR CAST STONE TRIM BAND TYP.
9. 6" POLYSTYRENE OR CAST STONE TRIM BAND TYP.

TOP OF FALSE CHIMNEY ABOVE 0'-0" FIN. FLR. 34'-6"
2ND BEARING HT. 24'-6"
2ND FLOOR HDR. HT. 10'-0"
2ND FINISH FLR 14'-6"
1ST BEARING HT. 12'-0"

GENERAL NOTES:

1. ALL PLUMBING VENTS / STACK PENETRATIONS SHOULD BE LOCATED AS TO NOT BE IN VIEW FROM FRONT STREET AS LONG AS THE MAX. VENT LENGTH IS NOT EXCEEDED.
2. ALL WINDOW AND DOOR MUNTINS SHALL PROJECT.
3. ALL WINDOWS TO BE RECESSED 2" MINIMUM.
4. ALL GLASS SHALL REMAIN CLEAR WITHOUT TINTING AND WITHOUT REFLECTIVE COATINGS.
5. ALL SASHES TO BE EQUAL WITHIN THE SAME WINDOW.

26'-6" TOWER BRG. HT.
14'-6" 2ND FINISH FLR
12'-0" 1ST FLOOR CLG. HT.
12'-0" 1ST FLOOR HDR. HT.
0'-0" 1ST FINISH FLOOR
-2'-0" BASEMENT CLG. HT. BELOW 0'-0" FIN. FLR.
-12'-0" BASEMENT FINISH FLOOR BELOW 0'-0" FIN. FLR.
-12'-6" GARAGE FINISH FLOOR BELOW 0'-0" FIN. FLR.

1ST FINISH FLOOR 0'-0"
BASEMENT BRG. HT. BELOW 0'-0" FIN. FLR. -2'-0"
BASEMENT FINISH FLOOR BELOW 0'-0" FIN. FLR. -12'-0"
GARAGE FINISH FLOOR BELOW 0'-0" FIN. FLR. -12'-6"
REAR GRADE

96'-0" 95'-0" 94'-0" 93'-0" 92'-0" 91'-0" 90'-0" 89'-0" 88'-0" 87'-0" 86'-6" 86'-0" 85'-0" 84'-6" 84'-0" 83'-0" 82'-6" 82'-0" 81'-0" 80'-0" 79'-0" 78'-0" 77'-0" 76'-0" 75'-0" 74'-0"

6'-0" 33'-0" 33'-4" 7'-4" 15'-8"

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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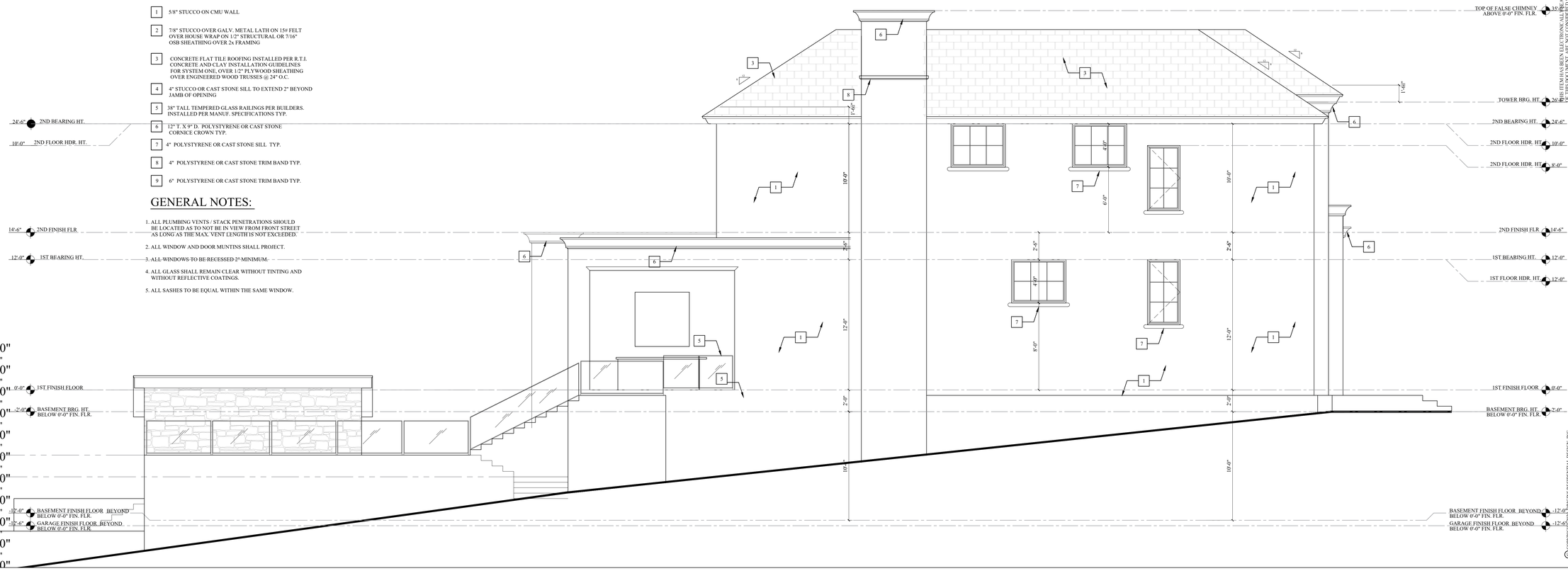

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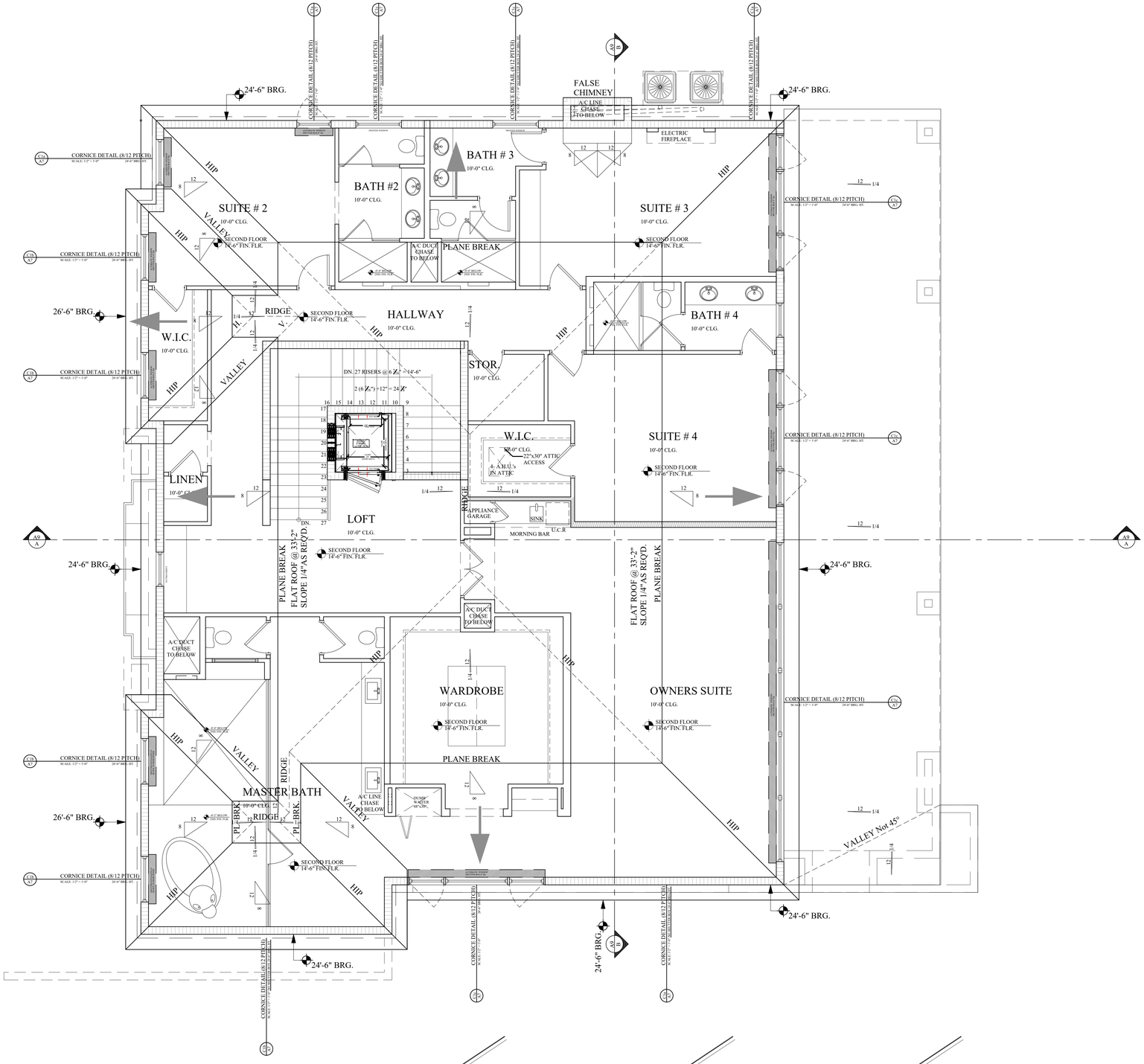

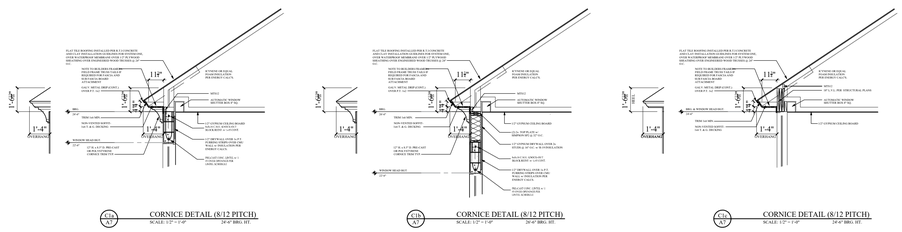

ROOF SLOPE PLAN
SCALE: 1/4" = 1'-0"

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7600 Dr. Phillips Blvd., Suite 62
Orlando, FL 32819
Tel 407.650.2015

Desmond Residence
315 Virginia Drive
Winter Park, FL.

DRAWN BY: MA
DATE: 11-19-20

A8

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FLORIDA BUILDING CODE, 2017 6TH EDITION. NFPA 70A-02 AND NATIONAL ELECTRICAL CODES BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11) SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-02) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-02) NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2005 EDITION WOOD FRAMED CONSTRUCTION MANUAL, 2005 EDITION APA PLYWOOD DESIGN SPECIFICATION MINIMUM DESIGN LOADS FOR BUILDINGS ASCE 7-16

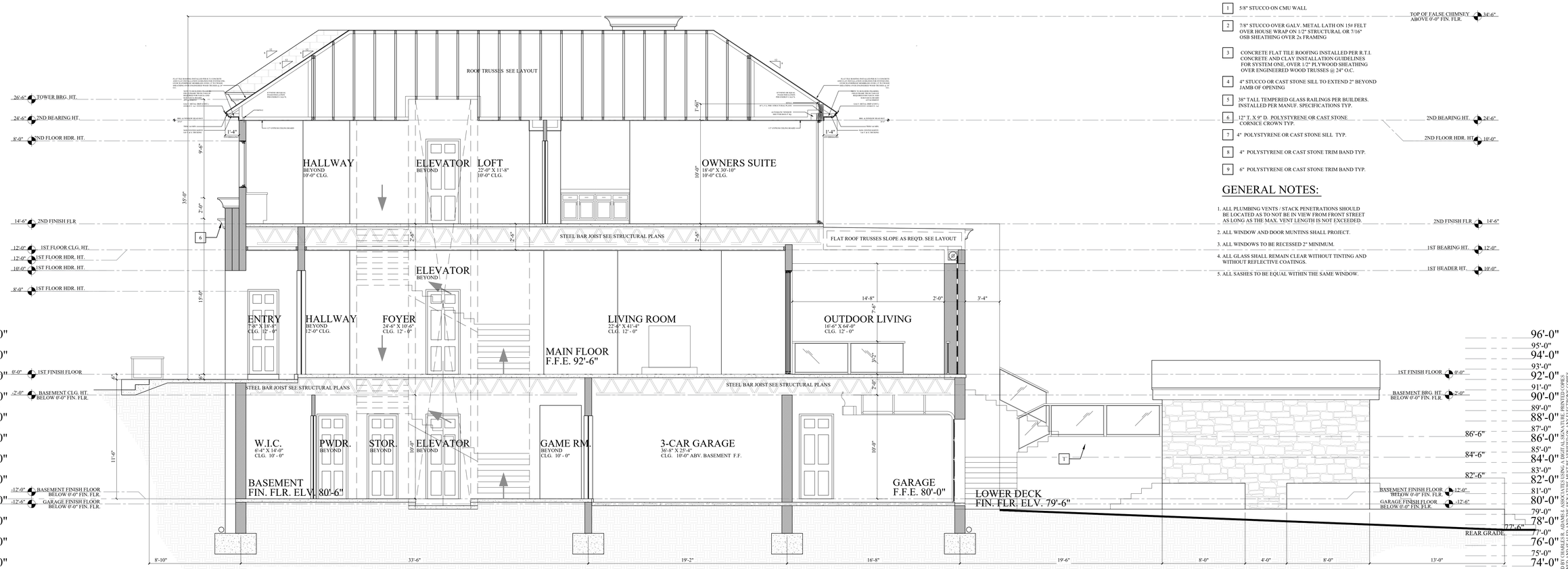
NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE RESIDENTIAL FIFTH EDITION, SECTION R301 DESIGN CRITERIA AND INCLUDING ASCE 7-10.
1. WIND SPEED = 139 MPH ULTIMATE WIND SPEED (Vult) AND 108 MPH (Vasd)
2. RISK CATEGORY 2
   CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE (V)
3. WIND EXPOSURE = CATEGORY C
4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40

ELEVATION NOTES:

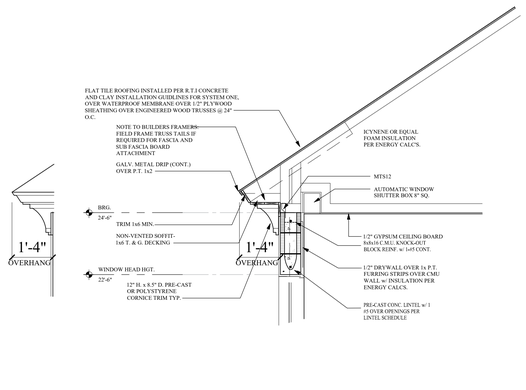
1. 5/8" STUCCO ON CMU WALL.
2. 7/8" STUCCO OVER GALV. METAL LATH ON 15# FELT OVER HOUSE WRAP ON 1/2" STRUCTURAL OR 7/16" OSB SHEATHING OVER 2x FRAMING
3. CONCRETE FLAT TILE ROOFING INSTALLED PER R.T.I. CONCRETE AND CLAY INSTALLATION GUIDELINES FOR SYSTEM ONE, OVER 1/2" PLYWOOD SHEATHING OVER ENGINEERED WOOD TRUSSES @ 24" O.C.
4. 4" STUCCO OR CAST STONE SILL TO EXTEND 2" BEYOND JAMB OF OPENING
5. 36" TALL TEMPERED GLASS RAILINGS PER BUILDERS. INSTALLED PER MANUF. SPECIFICATIONS TYP.
6. 12" T. X 9" D. POLYSTYRENE OR CAST STONE CORNICE CROWN TYP.
7. 4" POLYSTYRENE OR CAST STONE SILL TYP.
8. 4" POLYSTYRENE OR CAST STONE TRIM BAND TYP.
9. 6" POLYSTYRENE OR CAST STONE TRIM BAND TYP.

GENERAL NOTES:

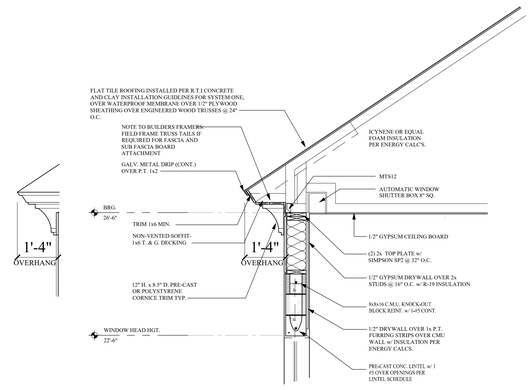
1. ALL PLUMBING VENTS / STACK PENETRATIONS SHOULD BE LOCATED AS TO NOT BE IN VIEW FROM FRONT STREET AS LONG AS THE MAX. VENT LENGTH IS NOT EXCEEDED.
2. ALL WINDOW AND DOOR MUNTINS SHALL PROJECT.
3. ALL WINDOWS TO BE RECESSED 2" MINIMUM.
4. ALL GLASS SHALL REMAIN CLEAR WITHOUT TINTING AND WITHOUT REFLECTIVE COATINGS.
5. ALL SASHES TO BE EQUAL WITHIN THE SAME WINDOW.



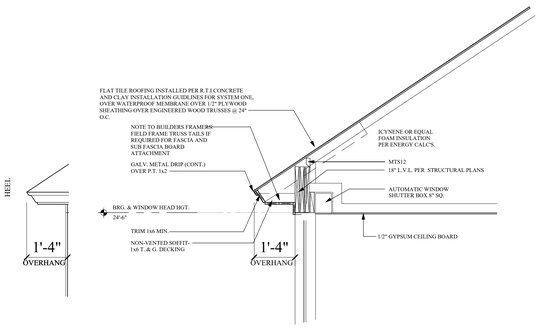
MAIN SECTION
SCALE: 1/4" = 1'-0"



C1a / A7 — CORNICE DETAIL (8/12 PITCH)
SCALE: 1/2" = 1'-0" 24'-6" BRG. HT.



C1b / A7 — CORNICE DETAIL (8/12 PITCH)
SCALE: 1/2" = 1'-0" 26'-6" BRG. HT.



C1c / A7 — CORNICE DETAIL (8/12 PITCH)
SCALE: 1/2" = 1'-0" 24'-6" BRG. HT.

REVISION DATE:

ORIGINS RESIDENTIAL DESIGN
68 GRAHAM AVENUE
OVIEDO, FL 32765
407-365-1125

Jones Clayton Const.
7600 Dr. Phillips Blvd., Suite 62
Orlando, FL 32819
Tel 407.650.2015

Desmond Residence
315 Virginia Drive
Winter Park, FL.

DRAWN BY: MA
DATE: 11-19-20

A9

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PRINTED

Planning & TRANSPORTATION

401 South Park Avenue • Winter Park, Florida 32789

407-599-3324 • planning@cityofwinterpark.org
cityofwinterpark.org

Planning & Zoning Board
Staff Report for December 1, 2020 Meeting

SPR #20-17. Request of Mr./Mrs. Abernethy for: Approval to construct a new, two-story, 7,315 sq. ft., single-family home located at 405 Virginia Drive on Lake Virginia, zoned R-1AAA.

Background

Mr./Mrs. Abernethy are requesting approval to construct a new, two-story, 7,315 square-foot, single-family home at 405 Virginia Drive, on Lake Virginia, zoned R-1AAA. This property is 26,752 square feet in size and is adjacent to the unimproved right-of-way of Laurel Road on the west side, and a neighboring home at 459 Virginia Drive on the east side. Below is a table summarizing this request in comparison to the R-1AAA zoning/lakefront lot requirements.

Table 1:

	R-1AAA/Lakefront Lot Requirements	Proposed
Floor Area Ratio	Max 33%	7,315 square feet/29.3%*
Impervious Lot Coverage	Max 50%	9,443 sq. ft./35.3%
Lakefront Setback	65 ft avg./50 ft. min.	98 feet

*Total size is 9,013 sq. ft. but the FAR excludes basement, lanai and porch areas.

Lakefront Lot Review Criteria:

Tree Preservation

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. There are three specimen live oak trees on this property. The two live oaks (36" and 48" caliper) along the eastern portion of the property are being saved. The other 45" caliper live oak tree is proposed to be removed as the site plan shows the tree to conflict with the footprint of the home planned for the property. Otherwise, the five existing cypress trees and one oak tree on the lakefront are being preserved.

The City's Urban Forestry staff did an on-site assessment of the 45" live oak tree proposed to be removed for the current owners before they bought this property in August 2019. The owners wanted to know if this live oak could be removed in order to build. Per Urban Forestry "This is a beautiful tree but it has significant issues. There is visible decay, cambium dieback, cubicle rot and recent limb failures. I believe one reason it does not look worse is that the previous owners clearly took care of it and had deadwood removed on a regular basis over the years. The tree absolutely cannot handle the stress of grading or pruning of healthy limbs in order to try and force it into any imaginable building scheme. The required replanting would be two 4" caliper shade trees."

The reason why removal of this tree was a decision point for the purchase was that while this lot appears to be of good size, it is constrained by a sanitary sewer easement across the lakefront. That makes the lakeside portion of the lot unusable for the home or swimming pool back to a 98-foot setback. The City's front setback of 50 feet and the 20-foot side setbacks further constrain the buildable area of the lot.

View from the Lake

This lot has a fairly steep grade from the street and the designers are taking advantage of that topographic condition by building a basement level. Where one will see a two-story home on the street-side, on the lakeside there is an additional partial walk-out basement level. In the original design, the swimming pool level was 10 feet above the existing grade. The P&Z Board does have the authority to approve pool decks higher than 3 feet above existing grade "when there are lots with grade drops of more than 7 feet". The Planning staff was willing to recommend approval to P&Z of 5.5 feet given that is the same height as the adjacent neighbor's pool deck is above grade (as confirmed by survey) and that same neighbor at 369 Virginia Drive has provided a letter of approval for these plans. The applicants tried for a variance for the pool deck height of 7.5 feet at the Board of Adjustment on October 20th but were denied. Without knowledge of staff's position, the Board of Adjustment similarly recommended that the pool be reduced to the 5.5-foot standard set by the neighboring property.

View of Neighbors

Another purpose of this review is to ensure that the views of the lake from adjoining properties will not be unduly impaired. This property does not have a neighbor on the westside as that area is the unimproved right-of-way of Laurel Road. On the eastside is the home at 359 Virginia Drive which is screened by substantial landscaping. This home and swimming pool are setback 98 feet due to a sanitary sewer easement across the lakefront that limits the buildable area of the lot. As a result, there is no impairment of views by this home.

Stormwater Retention

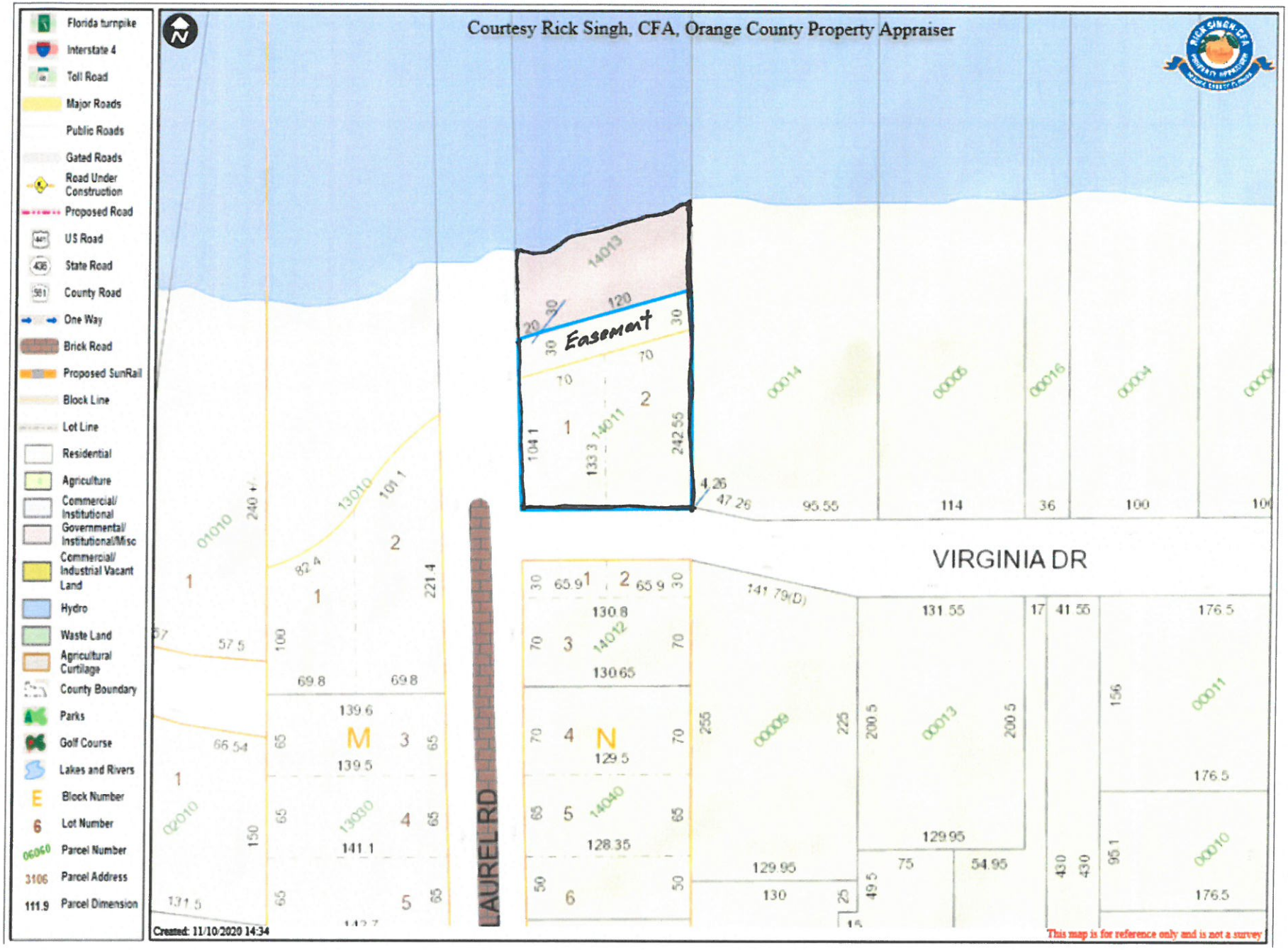
The code requires retention of stormwater. The amount of impervious surface on the lot determines the depth/size of the retention needed. The applicant is proposing a swale retention area along the lakefront (as they have ample land to accomplish this) and there is also ample space in the 20-foot side setbacks to convey the rainfall down the lot to this retention area. The applicant will meet all stormwater retention criteria.

Summary

The applicant undertook their due diligence prior to purchase with Urban Forestry regarding the 45" live oak tree. They have further re-designed the home to meet the swimming pool grade of the adjacent neighbor. Overall, the plans meet the intent of the lakefront review criteria defined in the code and no variances are requested.

Staff recommendation is for approval subject to the requirement for replanting of two 4-inch live oaks.

Landscape screening in place on the two sides of the lakefront at 405 Virginia Drive.


Courtesy Rick Singh, CFA, Orange County Property Appraiser
Florida turnpike
Interstate 4
Toll Road
Major Roads
Public Roads
Gated Roads
Road Under Construction
Proposed Road
US Road
State Road
County Road
One Way
Brick Road
Proposed SunRail
Block Line
Lot Line
Residential
Agriculture
Commercial/ Institutional
Governmental/ Institutional/Misc
Commercial/ Industrial Vacant Land
Hydro
Waste Land
Agricultural Curtilage
County Boundary
Parks
Golf Course
Lakes and Rivers
Block Number
Lot Number
Parcel Number
Parcel Address
Parcel Dimension
Easement
VIRGINIA DR
LAUREL RD
Created: 11/10/2020 14:34
This map is for reference only and is not a survey

Florida turnpike
Interstate 4
Toll Road
Major Roads
Public Roads
Gated Roads
Road Under Construction
Proposed Road
US Road
State Road
County Road
One Way
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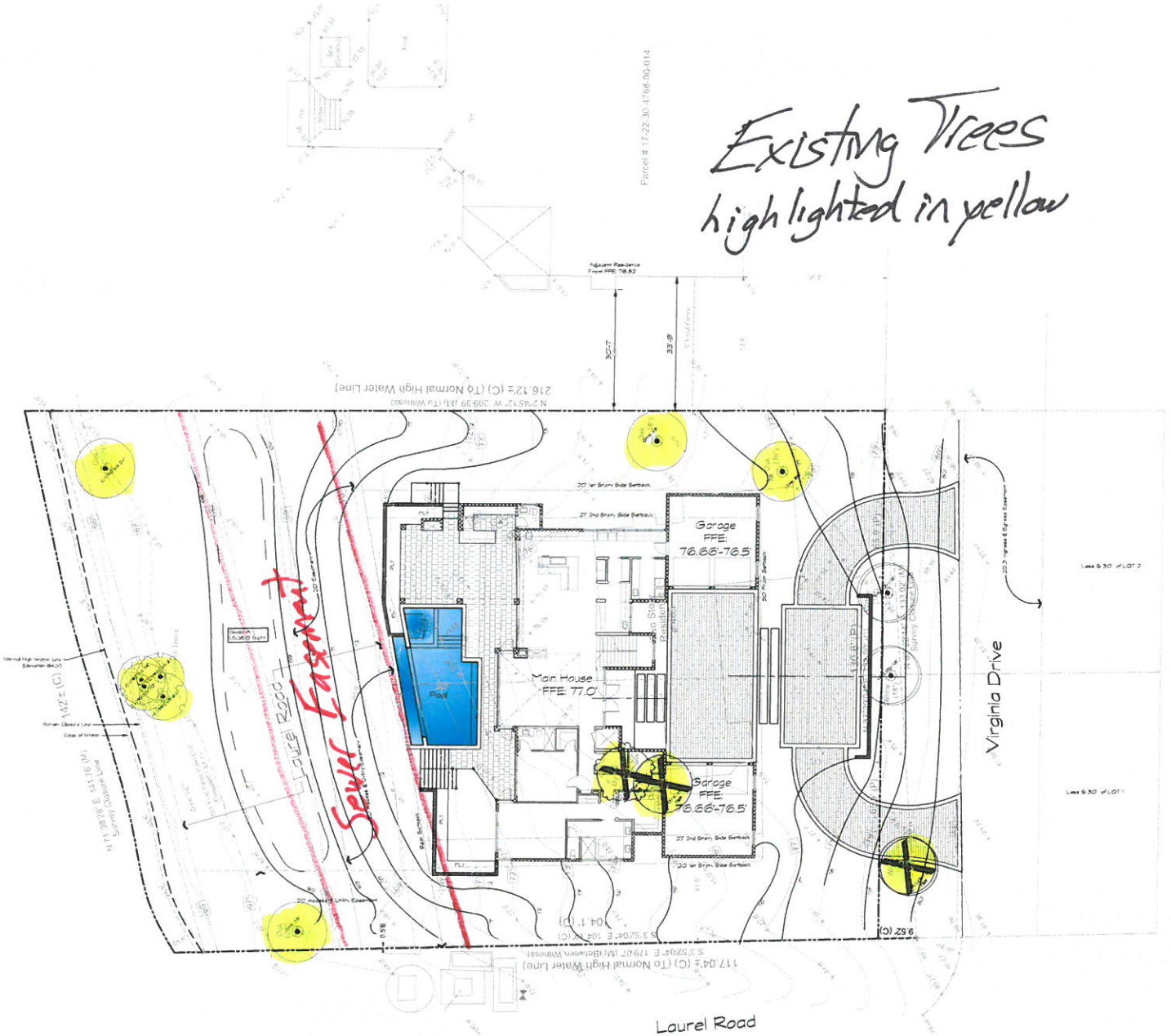
Hydro
Waste Land
Agricultural Curtilage
County Boundary
Parks
Golf Course
Lakes and Rivers
Block Number
Lot Number
Parcel Number
Parcel Address
Parcel Dimension
Courtesy Rick Singh, CFA, Orange County Property Appraiser
Created: 11/12/2020 14:17 Aerial 2020
This map is for reference only and is not a survey



GENERAL NOTES

SYMBOL	DESCRIPTION
G-01	Contractor shall familiarize himself herself with existing site conditions prior to initiating construction. All existing site roads, parking lots, curbs, utilities, sewers and other elements to remain shall be fully protected from any damage unless otherwise noted.
G-02	Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and other elements and coordinate with the owner's representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.
G-03	Report any discrepancies between the construction drawings and field conditions to the owner's representative immediately. Follow the owner's representative's instructions on resolving any discrepancies.
G-04	Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work.
G-05	Contractor shall provide all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.
G-06	Contractor shall coordinate access and staging areas with the owner's representative.
G-07	Contractor shall be responsible for all erosion control protection by locally approved means and maintaining erosion controls at each in place. Contractor shall adhere to all governing codes and requirements.
G-08	Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and legally disposed off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by owner's representative.
G-09	Contractor to coordinate his work with the work of the other contractors working on the project. The Contractor shall verify the condition and completeness of all work performed by others in relation to his/her project work responsibilities including the marking of existing elevations or structures prior to initiating construction. The Contractor shall immediately notify the owner's representative if any of these site conditions are incomplete, missing or damaged. Any adjustments required to the condition, completeness and/or elevation of the work, shall be performed by others.

HARDSCAPE NOTES

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H-03	See site grading plans for pavement elevations. Match grades with existing conditions.
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SCALE: 1" = 10'

MILLS DESIGN GROUP

REV.	DATE	DESCRIPTION	BY
1	3/22/22	Revised to Reflect Comments	RM

Abernethy Residence
405 Virginia Drive
Winter Park, Florida 32789

Overall Site Plan

L110

2022-04-12

M:\Project Files\Abernethy Residence-WP\R\Drawings\L110 Overall Site Plan.dwg, 2020-1-LAB, ---

-Site Benchmark Information-

#1

Set Nail & Disk in sidewalk.
Elevation: 82.69'

#2

Set Nail & Disk in asphalt.
Elevation: 80.87'

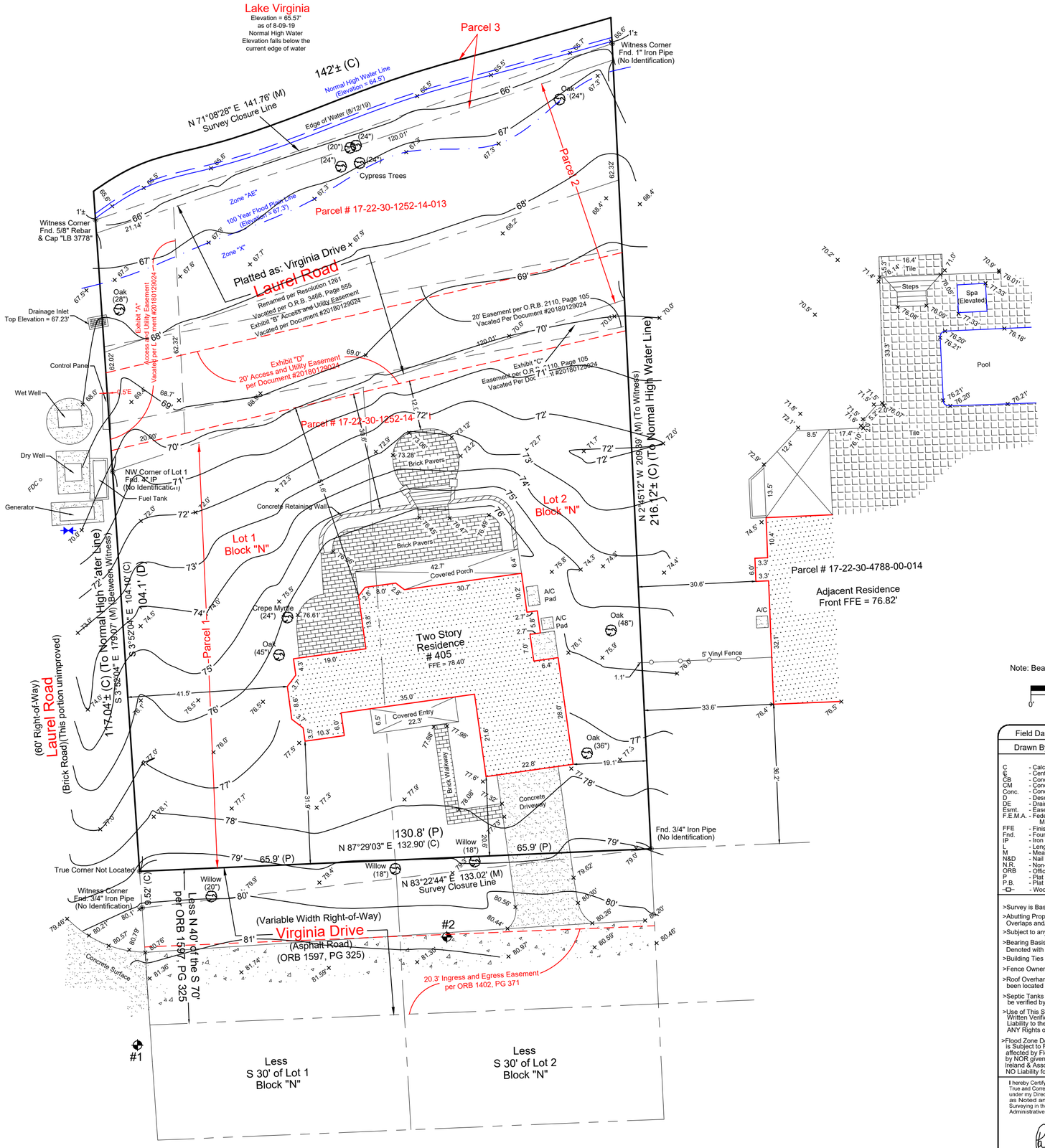
-Benchmark Information-

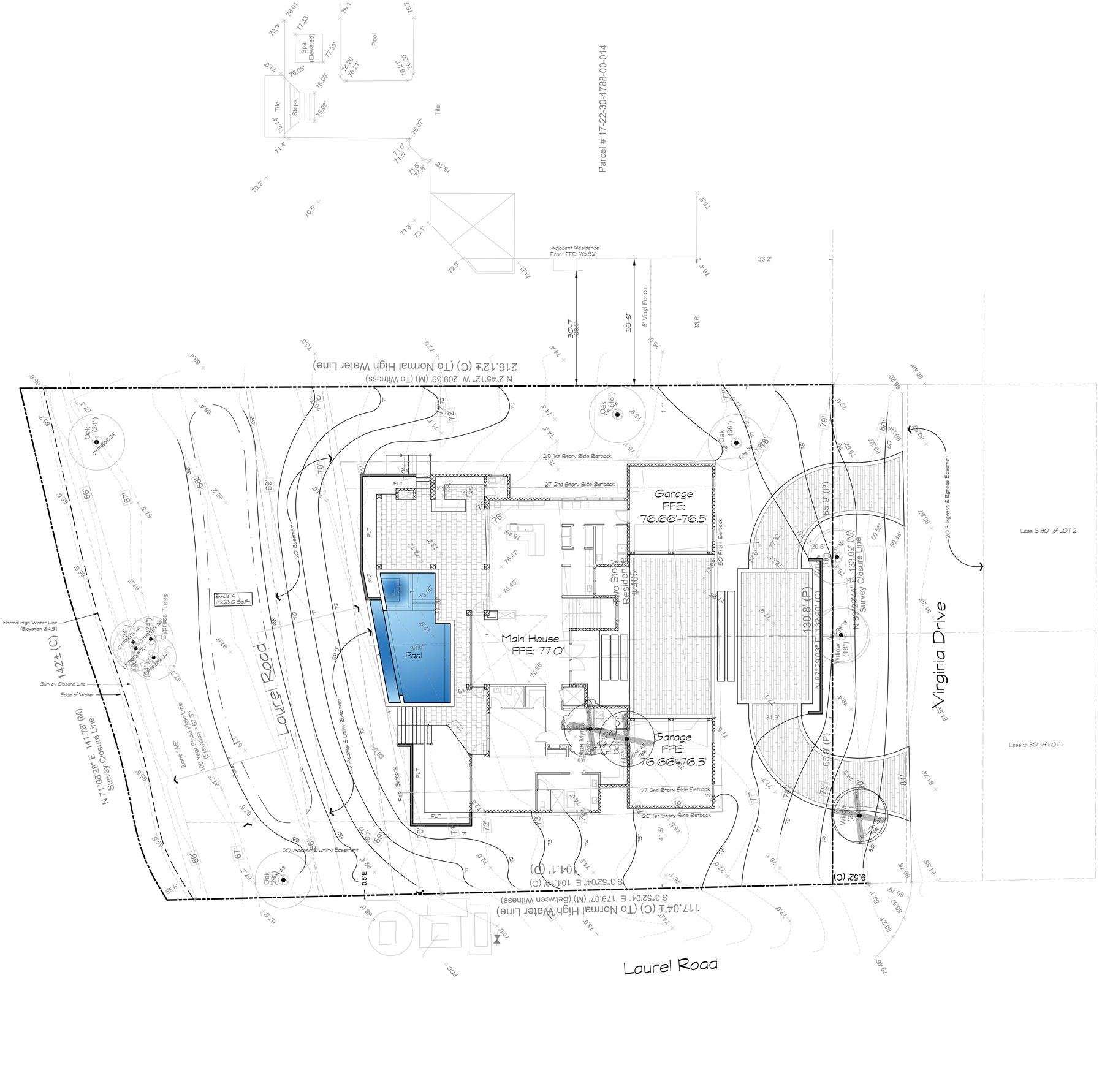
Orange County Datum Elevation: 66.23'

Orange County Benchmark Designation #L1161029.
(Elevations are based upon NAVD 88 Datum)

Tree Note:

Palm - Denotes Tree Type
(18") - Diameter of Tree measured at Chest Height


Lake Virginia
Elevation = 65.57'
as of 8-09-19
Normal High Water
Elevation falls below the
current edge of water
Parcel 3
142'± (C)
N 71°08'28" E 141.76' (M)
Survey Closure Line
Normal High Water Line
(Elevation = 64.5')
Edge of Water (8/12/19)
Witness Corner
Fnd. 1" Iron Pipe
(No Identification)
Witness Corner
Fnd. 5/8" Rebar
& Cap "LB 3778"
Cypress Trees
Zone "AE"
100 Year Flood Plain Line
(Elevation = 67.3')
Zone "X"
Parcel # 17-22-30-1252-14-013
Platted as: Virginia Drive
Laurel Road
Renamed per Resolution 1261
Vacated per O.R.B. 3466, Page 555
Exhibit "B" Access and Utility Easement
Vacated per Document #20180129024
Exhibit "A" Access and Utility Easement
Vacated per Document #20180129024
Exhibit "D"
20' Access and Utility Easement
per Document #20180129024
20' Easement per O.R.B. 2110, Page 105
Vacated Per Document #20180129024
Exhibit "C"
Easement per O.R.B. 2110, Page 105
Vacated Per Document #20180129024
Parcel # 17-22-30-1252-14-
Parcel 2
Parcel 1
Drainage Inlet
Top Elevation = 67.23'
Control Panel
Wet Well
Dry Well
FDC
Generator
Fuel Tank
NW Corner of Lot 1
Fnd. 4" IP
(No Identification)
Concrete Retaining Wall
Brick Pavers
Lot 1
Block "N"
Lot 2
Block "N"
Crepe Myrtle
(24")
Oak
(45")
Oak
(28")
Oak
(24")
Oak
(48")
Oak
(36")
Two Story
Residence
# 405
FFE = 78.40'
42.7'
Covered Porch
Covered Entry
22.3'
A/C
Pad
A/C
5' Vinyl Fence
Concrete
Driveway
Brick Walkway
N 2°45'12" W 209.89' (M) (To Witness)
216.12'± (C) (To Normal High Water Line)
Parcel # 17-22-30-4788-00-014
Adjacent Residence
Front FFE = 76.82'
Steps
Spa
Elevated
Pool
Tile
16.4'
Tile
Tile
Tile



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0 10 20 30 feet
SCALE: 1" = 10'

MILLS DESIGN GROUP
407.359.5425 // MillsDG.com
Consultants:

REV.	DATE:	DESCRIPTION:	BY:
1	2020.12.2	Revised Wall Elevations and FFE	FF
2	2020.01.5	Revised Wall Elevations and FFE	FF

Project Name
Abernethy Residence
405 Virginia Drive
Winter Park, Florida, 32789

Seal:
COREY J. MILLS
FL-# 66666631
Done

2020.009 Project #

Sheet Title
Overall Site Plan

Sheet No.
L1.10

DRAWN BY: ?
Scale: N/A
DESIGNER: CM
DATE: 2020-08-10

Sheet Count: 1 of 9

M:\Project Files\Abernethy Residence-WP-R\Drawings\L1.10 Overall Site Plan.dwg,2020-11-05, -----

Hardscape Legend

SYMBOL	FENCES, GATES & RAILING DESCRIPTION
L-101	Hand Railing
SYMBOL	WALLS DESCRIPTION
L-301	8' CMU Wall
L-302	8' Retaining Wall
SYMBOL	POOL AREA DESCRIPTION
P-101	Pool Coping
P-102	Pool Deck Pavers
SYMBOL	MOTOR COURT & DRIVEWAY DESCRIPTION
P-201	Plank Paver Inlay
P-202	12" Banding
SYMBOL	STEPPING STONES DESCRIPTION
P-401	12" x 24" Stepping Stones
P-402	24" x 2' Stepping Stones

Existing Trees Legend

OAK	-	4
WILLOW	-	2
CYPRESS	-	4
CREPE CYRTLE	-	1
OAK TBR	-	1
WILLOW TBR	-	1

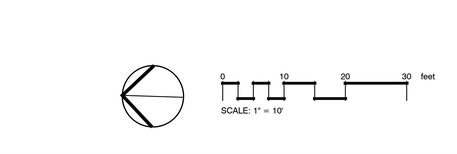
Grading Legend

Symbols Legend

- 82 — Proposed Contour
- (81) — Existing Contour
- Normal High Water Line
- W — W — Edge of Water
- WL — WL — Wetland
- Flood Line
- Building Set Back(s)
- Utility Easements
- Property Line
- 63.00 FG — Proposed Spot Elevation
- 78.2 — Existing Spot Elevation
- Direction of Slope

Abbreviations

BOB	Bottom of Bank
BS	Bottom of Stairs
BW	Bottom of Wall
CB	Catch Basin
℄	Center Line
DI	Drain Inlet
FFE	Finish Floor Elevation
FG	Finish Grade
E	Existing
HP	High Point
NHWL	Normal High Water Line
PC	Pool Coping
PLT	Planting
SC	Spa Coping
TOB	Top of Bank
TBR	To Be Removed
TS	Top of Stairs
TW	Top of Wall



1 TYPICAL SWALE
Scale: NTS

Lot 14 = Type "C" Drainage Lot

Impervious Calculations	SQ. FT.	%
Overall Lot Area	26,752.5	100.0%
Area 1st Floor	4,854.8	
Driveway & Motor Court	3,275.0	
Pool & Pool Deck	1,113.0	
Walls and Steps	200.6	
Total Impervious	9,443.4	35.3%
Total Pervious	17,309.1	64.7%

Swale Calculations	Area	Cu. Ft.
Total Impervious Area	9,443.4	
(Impervious sq. ft. x C.O.C) (Typ.) (if Impervious Area) x Required Cu. Ft.	0.0830	
Required Swale Cubic Feet		783.8
S-A @ 6' Deep	1,508.0	754.0
Total	1,508.0	754.0

Note: The Swales are not square so Lengths and Widths are base off of averages

Front Landscape Percentage Calculations

Impervious Calculations	SQ. FT.	%
Overall Area	4,026.9	100.0%
Driveway & Motor Court	1,611.8	
Total Hardscape	1,611.8	40.0%
Total Landscape	2,415.1	60.0%

0 10 20 30 feet
SCALE: 1" = 10'

MILLS DESIGN GROUP
407.359.3425 // MillsDG.com
Consultants:

REV.	DATE:	DESCRIPTION:	BY:
1	2020.11.05	Revised per Comments	RF
2	2020.10.27	Revised Per Comments	RF
3	2020.10.13	Revised per Comments	RF
4	2020.09.30	Revised per Comments	RF
5	2020.09.23	Revised per Comments	RF
6	2020.09.15	Revised per Comments	RF
7	2020.08.31	Revised Spot Grades	RF

Project Name
Abernethy Residence
405 Virginia Drive
Winter Park, Florida, 32789

Seal:
COREY J. MILLS
FL-Lic# 6666631
Done

2020028 Project #

Sheet Title:
Hardscape & Grading Plan

Sheet No.
L1.11

DRAWN BY:
?

DESIGNER
CM

DATE
2020-05-12

Scale:
N/A

Sheet Count: 1 of 9

M:\Project Files\Abernethy Residence-WP-R\Drawings\L1.11 Hardscape Plan.dwg,2020-11-05, -----

1 REAR POOL AND HOUSE ELEVATION

Scale: 3/16" = 1'-0"
RefNote:

MILLS DESIGN GROUP
407.359.5425 // MillsDG.com

Consultants:

REV	DATE	DESCRIPTION	BY
1	03.15.21	Revised Wall Elevations per PRE	PRE
2	02.26.21	Revised Wall Elevations per PRE	PRE
3	02.19.21	Revised Wall Elevations per PRE	PRE
4	02.05.21	Revised Wall Elevations per PRE	PRE
5	02.03.21	Revised Wall Elevations per PRE	PRE
6	02.01.21	Revised Wall Elevations per PRE	PRE
7	01.29.21	Revised Door Swings	PRE

Project Name
Abernethy Residence
405 Virginia Drive
Winter Park, Florida, 32789

Seal:

COREY J. HILLS
FLA.# 0000697

Done

Sheet Title
Exterior Elevation

2020.026 Project #

Sheet No.
L1.21

DRAWN BY:
?

Scale:
N/A

DESIGNER
CH

DATE
2020-06-30

Sheet Count: 1 of 9

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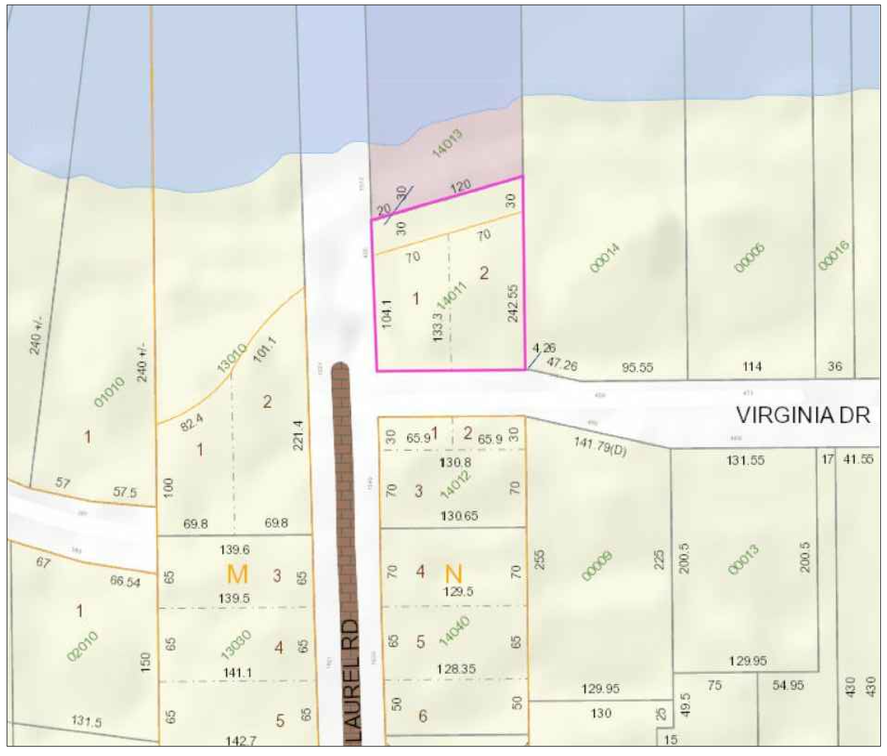
CUSTOM - 2-STORY W/BASEMENT -SINGLE FAMILY RESIDENCE

405 VIRGINIA DRIVE

WINTER PARK, FLORIDA 32789



INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME
A0.0	COVERSHEET
AS1.0	SITE PLAN
A2.0	MAIN LEVEL FLOOR PLAN - DIMENSIONED
A2.1	MAIN LEVEL FLOOR PLAN - NOTES
A2.2	UPPER LEVEL FLOOR PLAN - DIMENSIONED
A2.3	UPPER LEVEL FLOOR PLAN - NOTES
A2.4	BASEMENT LEVEL FLOOR PLAN - DIMENSIONED
A2.5	BASEMENT LEVEL FLOOR PLAN - NOTES
A3.0	LOW ROOF PLAN
A3.1	HIGH ROOF PLAN
A4.0	FRONT AND REAR ELEVATIONS
A4.1	LEFT AND RIGHT ELEVATIONS

ISSUE DATE:

ARCHITECT:

PHIL KEAN
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CONSTRUCTION
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WWW.PHILKEANDESIGNS.COM

PROJECT:

405 VIRGINIA DRIVE
Winter Park, Florida 32789

PLAN REVISIONS

#	DATE	DESCRIPT.
	11/09/2020	LAKEFRONT REVIEW

DATA:

DESIGNER: JN

DRAWN BY: JC

SHEET DESCRIPTION:

COVERSHEET

SHEET NUMBER

A0.0

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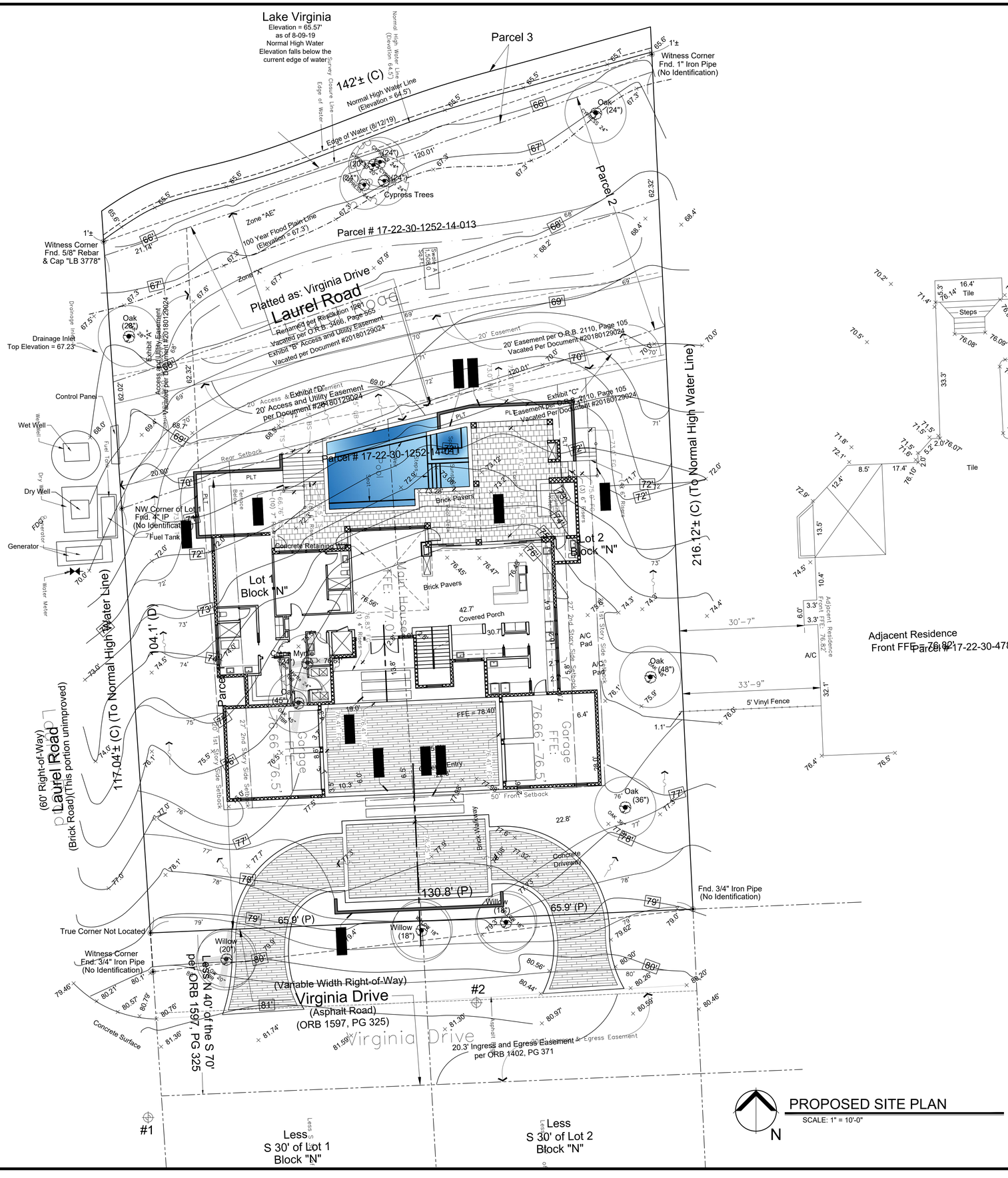

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

FAR CALCULATIONS	
MAIN LEVEL	
A/C:	2938
GARAGE:	1120
LANAI (LESS 500 SF):	(668)
	168
ENTRY (LESS 400 SF):	(124)
UPPER LEVEL	
A/C:	2300
2-STORY AREA:	358
ELEVATOR/STAIR AREA:	127
M. COVERED BALCONY:	304
TOTAL FAR:	
FAR TOTAL:	7315
MAX FAR ALLOWED (5.0% INCREASE):	7865

SETBACKS	
FRONT SETBACK: (NOTE: FRONT SETBACK TAKEN FROM CURB)	50'-0"
REAR SETBACK: (NOTE: AVERAGE OF NEIGHBORING PROPERTIES)	SET BY REAR UTILITY EASEMENT
FIRST FLOOR SIDE SETBACK:	20'-0"
SECOND FLOOR SIDE SETBACK:	27'-0"

ISSUE DATE:

ARCHITECT:

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PROJECT:

405 VIRGINIA DRIVE

Winter Park, Florida 32789

PLAN REVISIONS

#	DATE	DESCRIPT.
	11/09/2020	LAKEFRONT REVIEW

DATA:

DESIGNER: JN

DRAWN BY: JC

SHEET DESCRIPTION:

SITE PLAN

SHEET NUMBER

AS1.0

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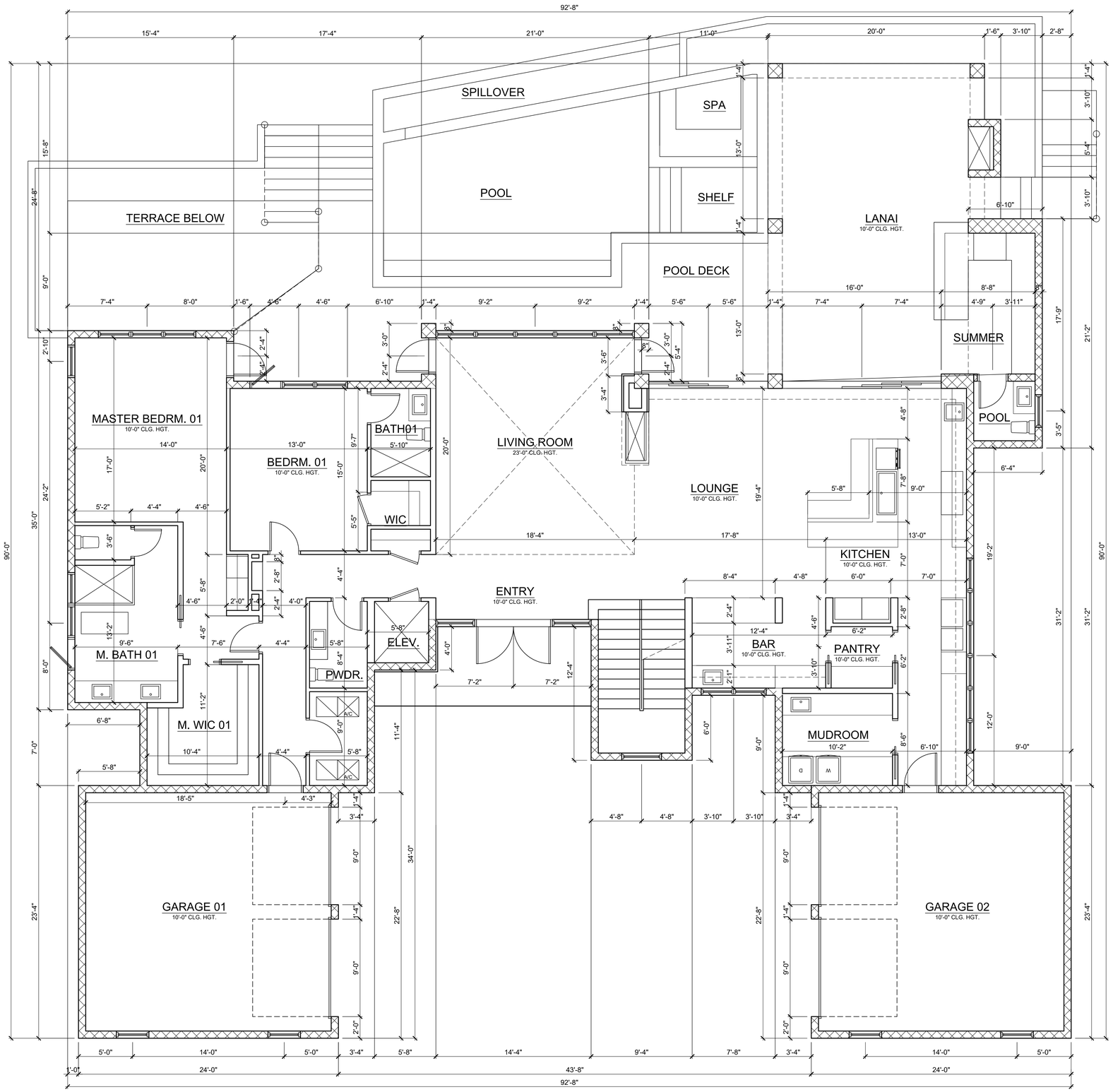

MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

WALL LEGEND

	10'-0" BLOCK WALL
	11'-4" BLOCK WALL
	2X INTERIOR WALL
	2X INTERIOR BEARING WALL

AREA TABULATION

MAIN LEVEL

A/C:	2895
GARAGE 1:	560
GARAGE 2:	560
LANAI:	668
POOL BATH:	43
ENTRY:	124

UPPER LEVEL

A/C:	2300
2-STORY AREA:	358
M. COVERED BALCONY:	304

BASEMENT LEVEL

A/C:	1503
STORAGE:	56

TOTALS

A/C:	6741
GARAGES:	1120
LANAI:	668
POOL BATH:	(IN A/C)
ENTRY:	124
COVERED BALCONY:	304
STORAGE:	56
TOTAL UNDER ROOF:	9013

ISSUE DATE:

ARCHITECT:

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PROJECT:

405 VIRGINIA DRIVE

Winter Park, Florida 32789

PLAN REVISIONS

#	DATE	DESCRIPT.
	11/09/2020	LAKEFRONT REVIEW

DATA:

DESIGNER: JN

DRAWN BY: JC

SHEET DESCRIPTION:

MAIN LEVEL FLOOR PLAN DIMENSIONS

SHEET NUMBER

A2.0

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WALL LEGEND

	10'-0" BLOCK WALL
	11'-4" BLOCK WALL
	2X INTERIOR WALL
	2X INTERIOR BEARING WALL

AREA TABULATION

MAIN LEVEL

A/C:	2895
GARAGE 1:	560
GARAGE 2:	560
LANAI:	668
POOL BATH:	43
ENTRY:	124

UPPER LEVEL

A/C:	2300
2-STORY AREA:	358
M. COVERED BALCONY:	304

BASEMENT LEVEL

A/C:	1503
STORAGE:	56

TOTALS

A/C:	6741
GARAGES:	1120
LANAI:	668
POOL BATH:	(IN A/C)
ENTRY:	124
COVERED BALCONY:	304
STORAGE:	56
TOTAL UNDER ROOF:	9013

WINDOW SCHEDULE

TAG	WIDTH	HGT.	QTY.	NOTES
A	3'-0"	4'-0"	4	F.G.
B	3'-0"	6'-0"	7	F.G.
C	3'-8"	10'-0"	2	F.G.
D	9'-0"	4'-0"	1	(3) EQ UNITS (2) F.G. (1) CASEMENT
E	9'-0"	6'-0"	6	F.G. (3) EQ. UNITS
F	6'-0"	6'-0"	3	F.G. (2) EQ. UNITS
G	14'-4"	8'-0"	1	F.G. (4) EQ. UNITS
H	18'-4"	2'-0"	1	F.G. (5) EQ. UNITS
J	3'-0"	2'-0"	1	F.G.
K	3'-4"	8'-0"	2	F.G.
L	3'-0"	8'-0"	2	F.G.
M	15'-0"	2'-0"	1	F.G. (5) EQ. UNITS
N	3'-0"	4'-0"	2	CASEMENT
O	6'-0"	6'-0"	1	(2) EQ. UNITS F.G. & CASEMENT SEE PLN
P	3'-0"	6'-0"	3	CASEMENT
R	9'-0"	6'-0"	1	(3) EQ UNITS F.G. & CASEMENT SEE PLN

DOOR SCHEDULE

EXTERIOR

TAG	WIDTH	HGT.	QTY.	NOTES
1	14'-0"	10'-0"	1	DBL. O.S. DR. w/ (2) 42"GLS. S.L.
2	9'-0"	9'-0"	4	OVER HEAD DOORS.
3	3'-0"	10'-0"	3	OUT SWING DOORS.
4	2'-6"	10'-0"	1	OUT SWING DOORS.
5	11'-0"	10'-0"	4	S.G.D. 3 PANELS
6	14'-8"	10'-0"	1	S.G.D. 4 PANELS
7	6'-8"	8'-0"	1	DBL. SWING
8	3'-0"	8'-0"	1	OUT SWING DOORS.
9	2'-8"	10'-0"	3	SWING DOORS.
10	6'-8"	8'-0"	1	OUT SWING DOORS

INTERIOR

TAG	WIDTH	HGT.	QTY.	NOTES
11	2'-8"	8'-0"	13	SWING DOORS
12	2'-6"	8'-0"	2	SWING DOORS
13	3'-0"	8'-0"	3	SWING DOORS
14	2'-8"	8'-0"	3	POCKET DOORS
15	2'-10"	8'-0"	1	POCKET DOOR
16	3'-0"	8'-0"	3	POCKET DOORS
17	5'-0"	8'-0"	1	DBL. POCKET DOOR
18	4'-0"	8'-0"	1	BARN DOOR

CONTRACTOR TO VERIFY ALL WINDOW SIZES AND STYLES

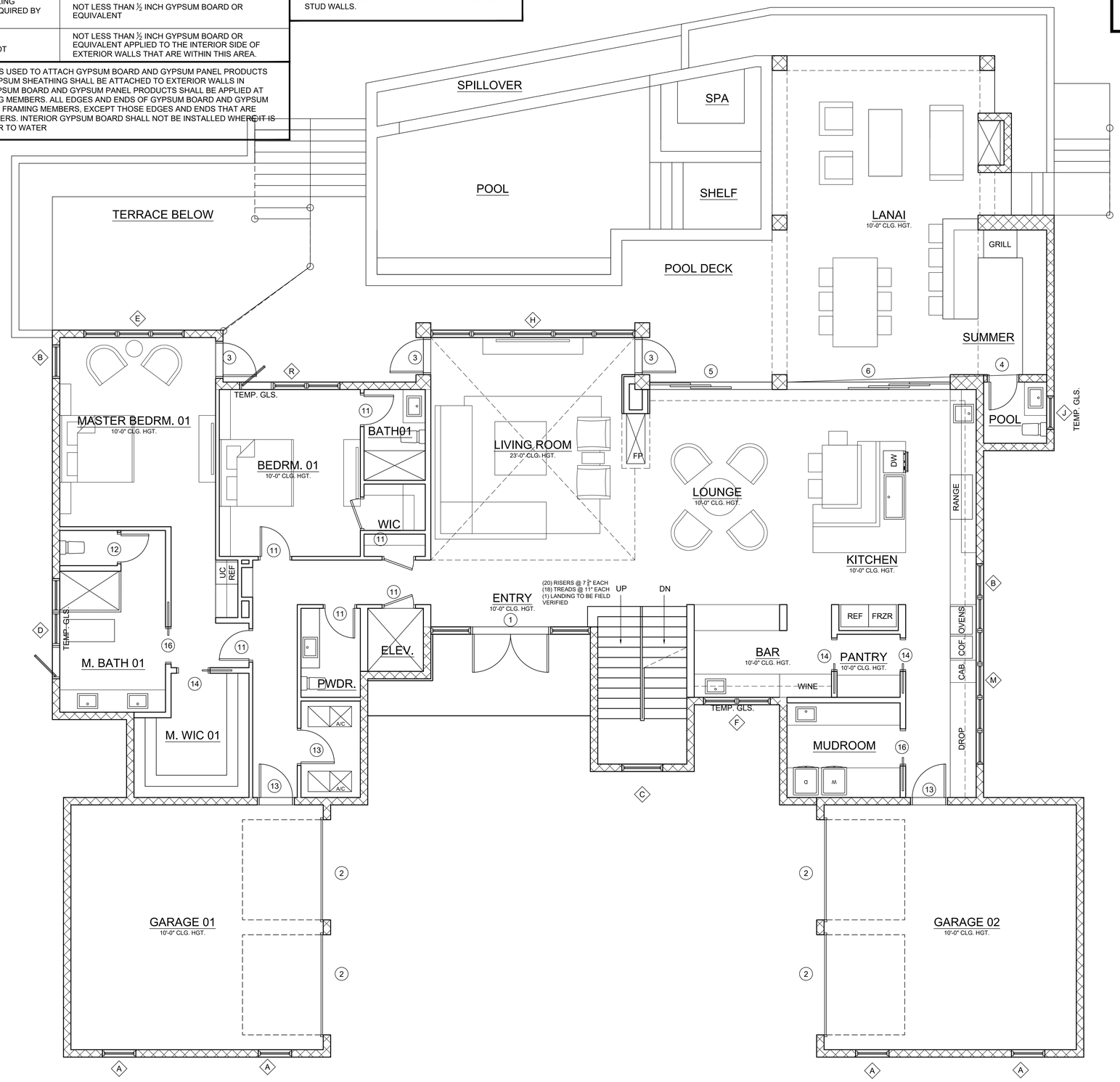
DWELLING / GARAGE SEPARATION (TABLE R302.6)

SEPARATION	MATERIAL
FROM RESIDENCE AND ATTICS	NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT TO THE GARAGE SIDE
FROM HABITABLE ROOMS ABOVE GARAGE	NOT LESS THAN ⅝ INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA.

PER R702.3.5. SUPPORTS AND FASTENERS USED TO ATTACH GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL COMPLY WITH TABLE R702.3.5. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH TABLE R602.3(1). GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL BE APPLIED AT RIGHT ANGLES OR PARALLEL TO FRAMING MEMBERS. ALL EDGES AND ENDS OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL OCCUR ON THE FRAMING MEMBERS, EXCEPT THOSE EDGES AND ENDS THAT ARE PERPENDICULAR TO THE FRAMING MEMBERS. INTERIOR GYPSUM BOARD SHALL NOT BE INSTALLED WHERE IT IS DIRECTLY EXPOSED TO THE WEATHER OR TO WATER

PLAN NOTES:

1. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL HAVE A 20 MIN. FIRE RATED DOOR OR SOLID WOOD DOOR NOT LESS THAN 1 AND ⅜ INCHES IN THICKNESS OR SOLID OR HONEYCOMB DOOR. DOOR SHALL BE EQUIPPED WITH AUTOMATIC CLOSER.
2. PROVIDE 2X BLOCKING AT MIDPOINT ON ALL INTERIOR STUD WALLS.



MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

ISSUE DATE:

ARCHITECT:

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ARCHITECTURE
CONSTRUCTION
INTERIORS
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FAX 407-599-3923
WWW.PHILKEANDESIGNS.COM

PROJECT:

405 VIRGINIA DRIVE

Winter Park, Florida 32789

PLAN REVISIONS

#	DATE	DESCRIPT.
	11/09/2020	LAKEFRONT REVIEW

DATA:

DESIGNER: JN

DRAWN BY: JC

SHEET DESCRIPTION:

MAIN LEVEL FLOOR PLAN NOTES

SHEET NUMBER

A2.1

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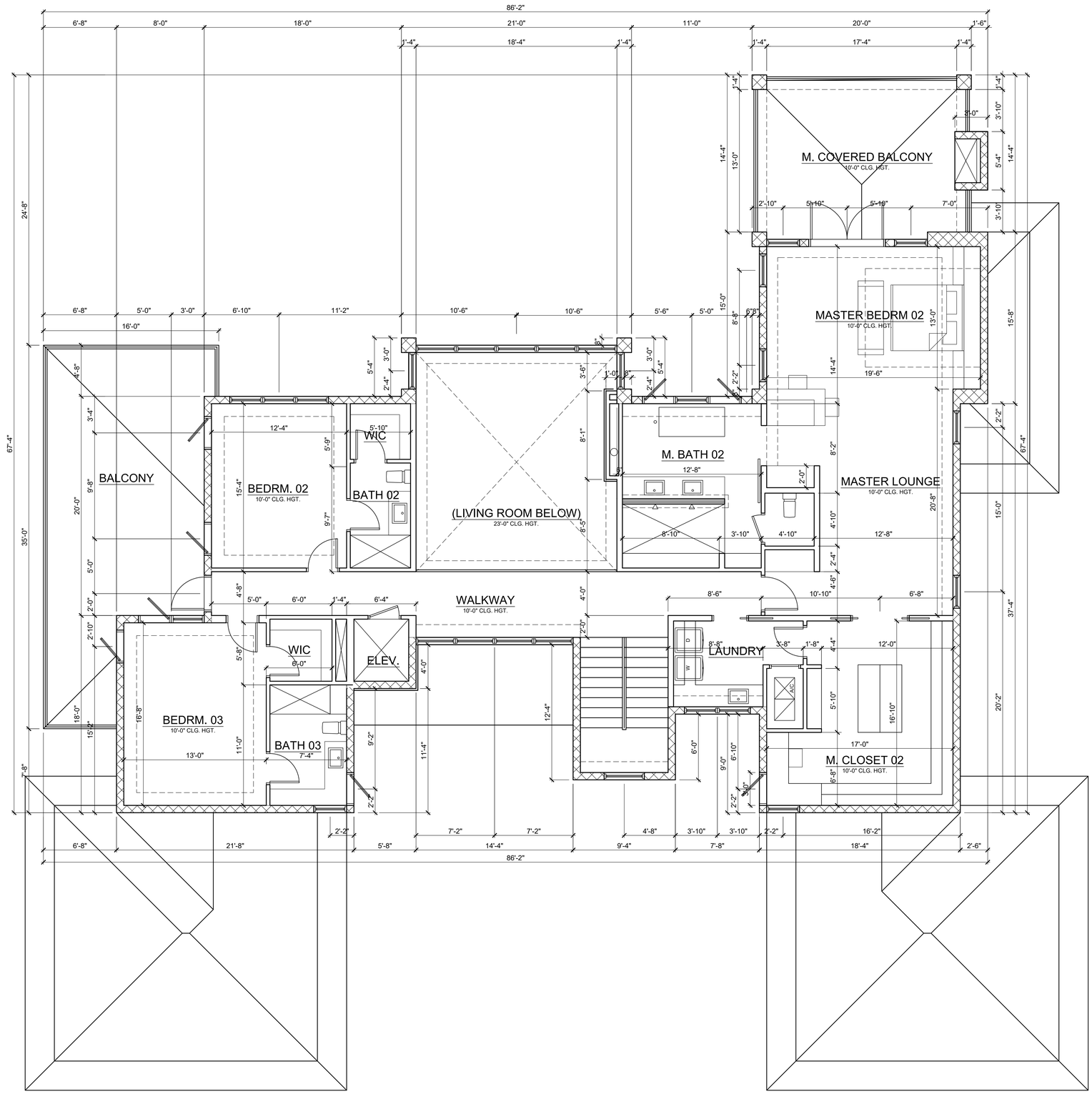

UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

WALL LEGEND

	10'-0" BLOCK WALL
	11'-4" BLOCK WALL
	2X INTERIOR WALL
	2X INTERIOR BEARING WALL

AREA TABULATION

MAIN LEVEL

A/C:	2895
GARAGE 1:	560
GARAGE 2:	560
LANAI:	668
POOL BATH:	43
ENTRY:	124

UPPER LEVEL

A/C:	2300
2-STORY AREA:	358
M. COVERED BALCONY:	304

BASEMENT LEVEL

A/C:	1503
STORAGE:	56

TOTALS

A/C:	6741
GARAGES:	1120
LANAI:	668
POOL BATH:	(IN A/C)
ENTRY:	124
COVERED BALCONY:	304
STORAGE:	56
TOTAL UNDER ROOF:	9013

ISSUE DATE:

ARCHITECT:

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PROJECT:

405 VIRGINIA DRIVE

Winter Park, Florida 32789

PLAN REVISIONS

#	DATE	DESCRIPT.
	11/09/2020	LAKEFRONT REVIEW

DATA:

DESIGNER: JN

DRAWN BY: JC

SHEET DESCRIPTION:

UPPER LEVEL FLOOR PLAN DIMENSIONS

SHEET NUMBER

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WALL LEGEND

	10'-0" BLOCK WALL
	11'-4" BLOCK WALL
	2X INTERIOR WALL
	2X INTERIOR BEARING WALL

AREA TABULATION

MAIN LEVEL

A/C:	2895
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GARAGE 2:	560
LANAI:	668
POOL BATH:	43
ENTRY:	124

UPPER LEVEL

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BASEMENT LEVEL

A/C:	1503
STORAGE:	56

TOTALS

A/C:	6741
GARAGES:	1120
LANAI:	668
POOL BATH:	(IN A/C)
ENTRY:	124
COVERED BALCONY:	304
STORAGE:	56
TOTAL UNDER ROOF:	9013

WINDOW SCHEDULE

TAG	WIDTH	HGT.	QTY.	NOTES
A	3'-0"	4'-0"	4	F.G.
B	3'-0"	6'-0"	7	F.G.
C	3'-8"	10'-0"	2	F.G.
D	9'-0"	4'-0"	1	(3) EQ UNITS (2) F.G. (1) CASEMENT
E	9'-0"	6'-0"	6	F.G. (3) EQ. UNITS
F	6'-0"	6'-0"	3	F.G. (2) EQ. UNITS
G	14'-4"	8'-0"	1	F.G. (4) EQ. UNITS
H	18'-4"	2'-0"	1	F.G. (5) EQ. UNITS
J	3'-0"	2'-0"	1	F.G.
K	3'-4"	8'-0"	2	F.G.
L	3'-0"	8'-0"	2	F.G.
M	15'-0"	2'-0"	1	F.G. (5) EQ. UNITS
N	3'-0"	4'-0"	2	CASEMENT
O	6'-0"	6'-0"	1	(2) EQ. UNITS F.G. & CASEMENT SEE PLN
P	3'-0"	6'-0"	3	CASEMENT
R	9'-0"	6'-0"	1	(3) EQ UNITS F.G. & CASEMENT SEE PLN

DOOR SCHEDULE

EXTERIOR

TAG	WIDTH	HGT.	QTY.	NOTES
1	14'-0"	10'-0"	1	DBL. O.S. DR. w/ (2) 42"GLS. S.L.
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3	3'-0"	10'-0"	3	OUT SWING DOORS.
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5	11'-0"	10'-0"	4	S.G.D. 3 PANELS
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8	3'-0"	8'-0"	1	OUT SWING DOORS.
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INTERIOR

TAG	WIDTH	HGT.	QTY.	NOTES
11	2'-8"	8'-0"	13	SWING DOORS
12	2'-6"	8'-0"	2	SWING DOORS
13	3'-0"	8'-0"	3	SWING DOORS
14	2'-8"	8'-0"	3	POCKET DOORS
15	2'-10"	8'-0"	1	POCKET DOOR
16	3'-0"	8'-0"	3	POCKET DOORS
17	5'-0"	8'-0"	1	DBL. POCKET DOOR
18	4'-0"	8'-0"	1	BARN DOOR

CONTRACTOR TO VERIFY ALL WINDOW SIZES AND STYLES

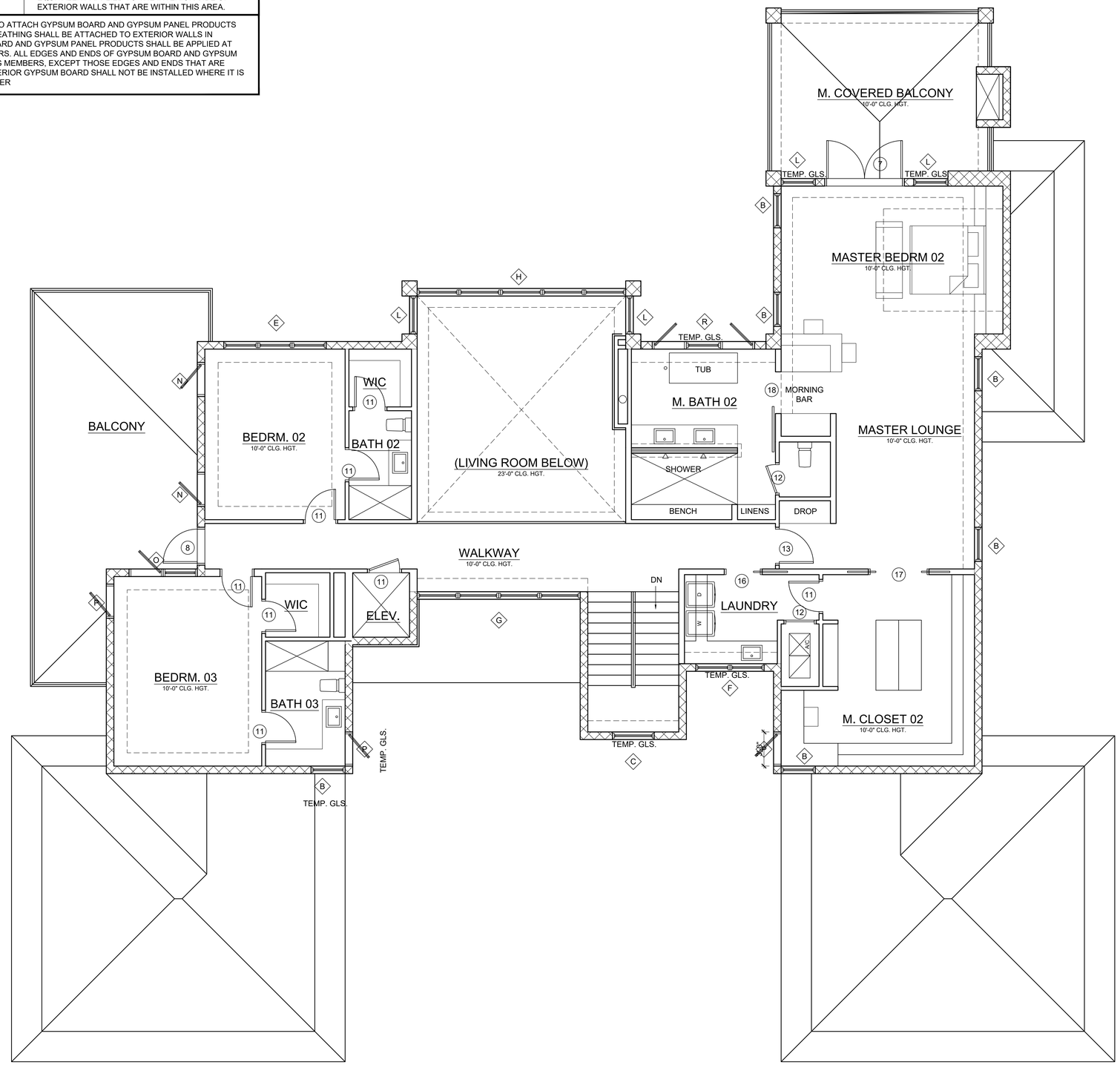
DWELLING / GARAGE SEPARATION (TABLE R302.6)

SEPARATION	MATERIAL
FROM RESIDENCE AND ATTICS	NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT TO THE GARAGE SIDE
FROM HABITABLE ROOMS ABOVE GARAGE	NOT LESS THAN ⅝ INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA.

PER R702.3.5. SUPPORTS AND FASTENERS USED TO ATTACH GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL COMPLY WITH TABLE R702.3.5. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH TABLE R602.3(1). GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL BE APPLIED AT RIGHT ANGLES OR PARALLEL TO FRAMING MEMBERS. ALL EDGES AND ENDS OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL OCCUR ON THE FRAMING MEMBERS, EXCEPT THOSE EDGES AND ENDS THAT ARE PERPENDICULAR TO THE FRAMING MEMBERS. INTERIOR GYPSUM BOARD SHALL NOT BE INSTALLED WHERE IT IS DIRECTLY EXPOSED TO THE WEATHER OR TO WATER

PLAN NOTES:

1. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL HAVE A 20 MIN. FIRE RATED DOOR OR SOLID WOOD DOOR NOT LESS THAN 1 AND ⅜ INCHES IN THICKNESS OR SOLID OR HONEYCOMB DOOR. DOOR SHALL BE EQUIPPED WITH AUTOMATIC CLOSER.
2. PROVIDE 2X BLOCKING AT MIDPOINT ON ALL INTERIOR STUD WALLS.



UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

ISSUE DATE:

ARCHITECT:

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PH 407-599-3922
FAX 407-599-3923
WWW.PHILKEANDESIGNS.COM

PROJECT:

405 VIRGINIA DRIVE

Winter Park, Florida 32789

PLAN REVISIONS

#	DATE	DESCRIPT.
	11/09/2020	LAKEFRONT REVIEW

DATA:

DESIGNER: JN

DRAWN BY: JC

SHEET DESCRIPTION:

UPPER LEVEL FLOOR PLAN NOTES

SHEET NUMBER

A2.3

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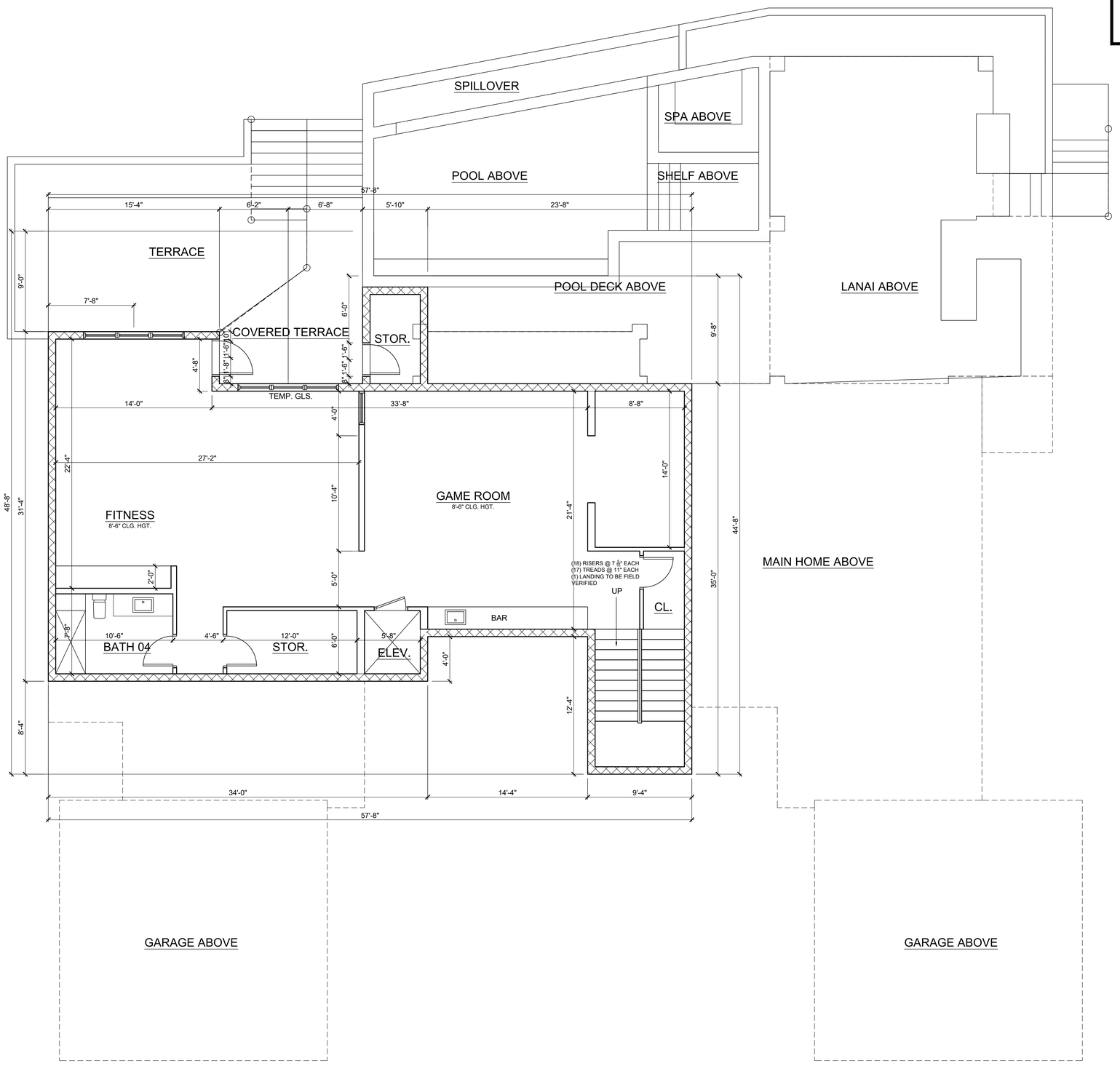

WALL LEGEND

	10'-0" BLOCK WALL
	11'-4" BLOCK WALL
	2X INTERIOR WALL
	2X INTERIOR BEARING WALL

AREA TABULATION

MAIN LEVEL

A/C:	2895
GARAGE 1:	560
GARAGE 2:	560
LANAI:	668
POOL BATH:	43
ENTRY:	124

UPPER LEVEL

A/C:	2300
2-STORY AREA:	358
M. COVERED BALCONY:	304

BASEMENT LEVEL

A/C:	1503
STORAGE:	56

TOTALS

A/C:	6741
GARAGES:	1120
LANAI:	668
POOL BATH:	(IN A/C)
ENTRY:	124
COVERED BALCONY:	304
STORAGE:	56
TOTAL UNDER ROOF:	9013

BASEMENT LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

ISSUE DATE:

ARCHITECT:

PHIL KEAN
ARCHITECTURE
CONSTRUCTION
INTERIORS

912 W. Fairbanks Avenue
Winter Park, Florida 32789
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PROJECT:

405 VIRGINIA DRIVE

Winter Park, Florida 32789

PLAN REVISIONS

#	DATE	DESCRIPT.
	11/09/2020	LAKEFRONT REVIEW

DATA:

DESIGNER: JN

DRAWN BY: JC

SHEET DESCRIPTION:

BASEMENT LEVEL FLOOR PLAN DIMENSIONS

SHEET NUMBER

A2.4

THESE DOCUMENTS AND THEIR CONTENTS ARE THE PROPERTY OF PHIL KEAN DESIGN GROUP AND ARE ISSUED ONLY FOR THE SPECIFIC PROJECT LISTED ON THESE DRAWINGS. ANY REPRODUCTION AND/OR REDISTRIBUTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF PHIL KEAN DESIGN GROUP IS PROHIBITED BY LAW. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS.

WALL LEGEND

	10'-0" BLOCK WALL
	11'-4" BLOCK WALL
	2X INTERIOR WALL
	2X INTERIOR BEARING WALL

AREA TABULATION

MAIN LEVEL

A/C:	2895
GARAGE 1:	560
GARAGE 2:	560
LANAI:	668
POOL BATH:	43
ENTRY:	124

UPPER LEVEL

A/C:	2300
2-STORY AREA:	358
M. COVERED BALCONY:	304

BASEMENT LEVEL

A/C:	1503
STORAGE:	56

TOTALS

A/C:	6741
GARAGES:	1120
LANAI:	668
POOL BATH:	(IN A/C)
ENTRY:	124
COVERED BALCONY:	304
STORAGE:	56
TOTAL UNDER ROOF:	9013

WINDOW SCHEDULE

TAG	WIDTH	HGT.	QTY.	NOTES
A	3'-0"	4'-0"	4	F.G.
B	3'-0"	6'-0"	7	F.G.
C	3'-8"	10'-0"	2	F.G.
D	9'-0"	4'-0"	1	(3) EQ UNITS (2) F.G. (1) CASEMENT
E	9'-0"	6'-0"	6	F.G. (3) EQ. UNITS
F	6'-0"	6'-0"	3	F.G. (2) EQ. UNITS
G	14'-4"	8'-0"	1	F.G. (4) EQ. UNITS
H	18'-4"	2'-0"	1	F.G. (5) EQ. UNITS
J	3'-0"	2'-0"	1	F.G.
K	3'-4"	8'-0"	2	F.G.
L	3'-0"	8'-0"	2	F.G.
M	15'-0"	2'-0"	1	F.G. (5) EQ. UNITS
N	3'-0"	4'-0"	2	CASEMENT
O	6'-0"	6'-0"	1	(2) EQ. UNITS F.G. & CASEMENT SEE PLN
P	3'-0"	6'-0"	3	CASEMENT
R	9'-0"	6'-0"	1	(3) EQ UNITS F.G. & CASEMENT SEE PLN

DOOR SCHEDULE

EXTERIOR

TAG	WIDTH	HGT.	QTY.	NOTES
1	14'-0"	10'-0"	1	DBL. O.S. DR. w/ (2) 42"GLS. S.L.
2	9'-0"	9'-0"	4	OVER HEAD DOORS.
3	3'-0"	10'-0"	3	OUT SWING DOORS.
4	2'-6"	10'-0"	1	OUT SWING DOORS.
5	11'-0"	10'-0"	4	S.G.D. 3 PANELS
6	14'-8"	10'-0"	1	S.G.D. 4 PANELS
7	6'-8"	8'-0"	1	DBL. SWING
8	3'-0"	8'-0"	1	OUT SWING DOORS.
9	2'-8"	10'-0"	3	SWING DOORS.
10	6'-8"	8'-0"	1	OUT SWING DOORS

INTERIOR

TAG	WIDTH	HGT.	QTY.	NOTES
11	2'-8"	8'-0"	13	SWING DOORS
12	2'-6"	8'-0"	2	SWING DOORS
13	3'-0"	8'-0"	3	SWING DOORS
14	2'-8"	8'-0"	3	POCKET DOORS
15	2'-10"	8'-0"	1	POCKET DOOR
16	3'-0"	8'-0"	3	POCKET DOORS
17	5'-0"	8'-0"	1	DBL. POCKET DOOR
18	4'-0"	8'-0"	1	BARN DOOR

CONTRACTOR TO VERIFY ALL WINDOW SIZES AND STYLES

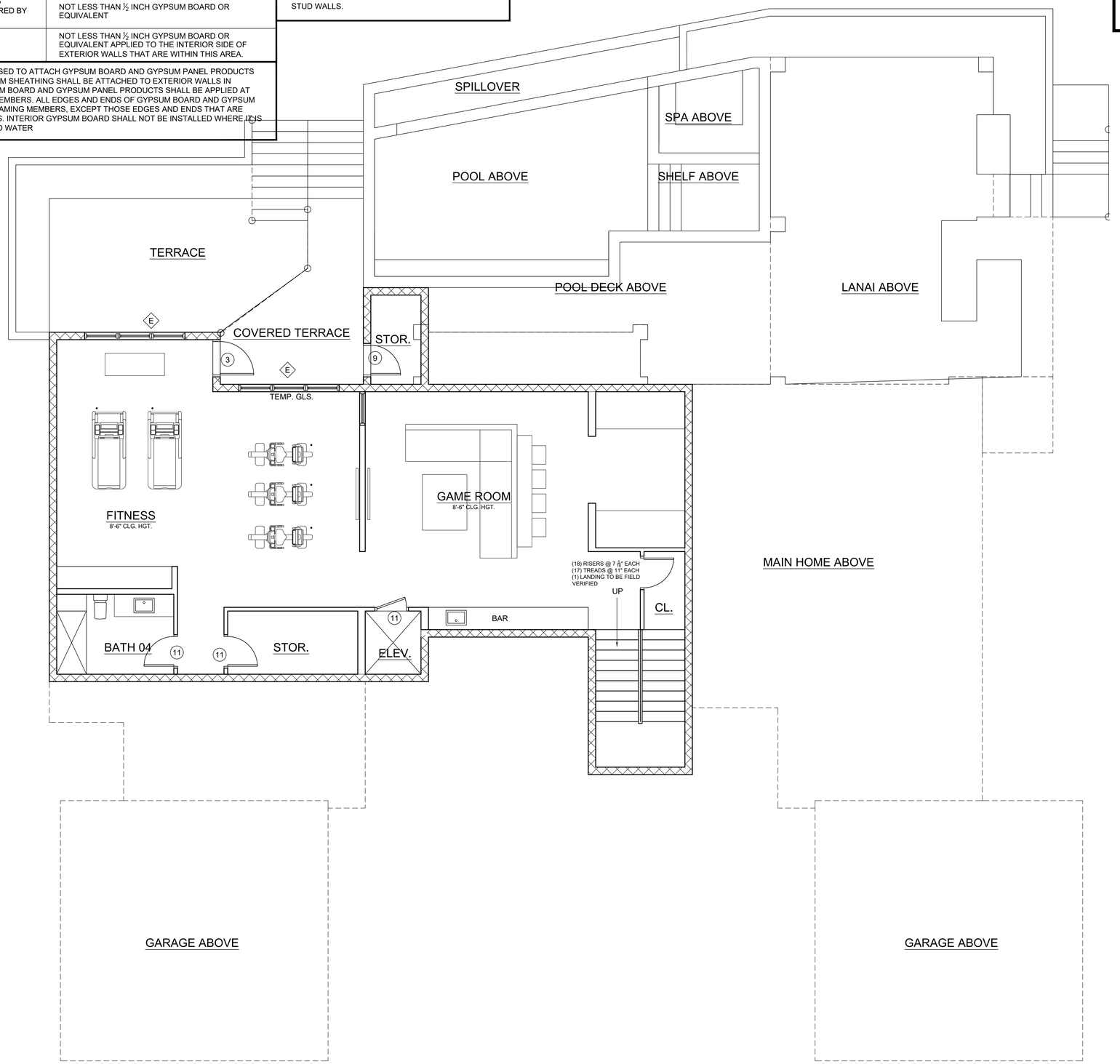
DWELLING / GARAGE SEPARATION (TABLE R302.6)

SEPARATION	MATERIAL
FROM RESIDENCE AND ATTICS	NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT TO THE GARAGE SIDE
FROM HABITABLE ROOMS ABOVE GARAGE	NOT LESS THAN ⅝ INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA.

PER R702.3.5. SUPPORTS AND FASTENERS USED TO ATTACH GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL COMPLY WITH TABLE R702.3.5. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH TABLE R602.3(1). GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL BE APPLIED AT RIGHT ANGLES OR PARALLEL TO FRAMING MEMBERS. ALL EDGES AND ENDS OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL OCCUR ON THE FRAMING MEMBERS, EXCEPT THOSE EDGES AND ENDS THAT ARE PERPENDICULAR TO THE FRAMING MEMBERS. INTERIOR GYPSUM BOARD SHALL NOT BE INSTALLED WHERE IT IS DIRECTLY EXPOSED TO THE WEATHER OR TO WATER

PLAN NOTES:

1. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL HAVE A 20 MIN. FIRE RATED DOOR OR SOLID WOOD DOOR NOT LESS THAN 1 AND ⅜ INCHES IN THICKNESS OR SOLID OR HONEYCOMB DOOR. DOOR SHALL BE EQUIPPED WITH AUTOMATIC CLOSER.
2. PROVIDE 2X BLOCKING AT MIDPOINT ON ALL INTERIOR STUD WALLS.



BASEMENT LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

ISSUE DATE:

ARCHITECT:

PHIL KEAN
ARCHITECTURE
CONSTRUCTION
INTERIORS

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PROJECT:

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Winter Park, Florida 32789

PLAN REVISIONS

#	DATE	DESCRIPT.
	11/09/2020	LAKEFRONT REVIEW

DATA:

DESIGNER: JN

DRAWN BY: JC

SHEET DESCRIPTION:

BASEMENT FLOOR PLAN NOTES

SHEET NUMBER

A2.5

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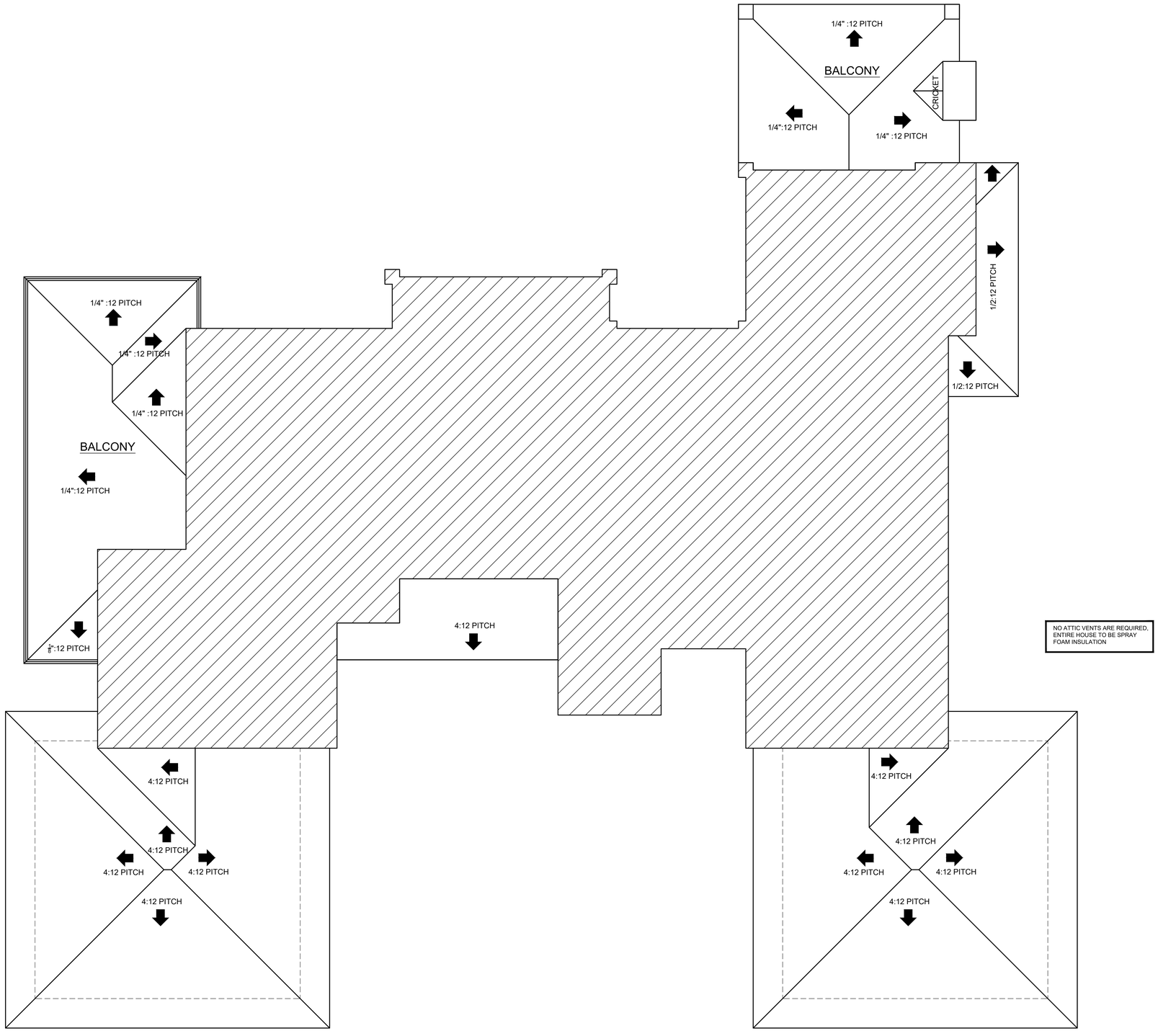

LOW ROOF PLAN

SCALE: 1/4" = 1'-0"

ISSUE DATE:

ARCHITECT:

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#	DATE	DESCRIPT.
	11/09/2020	LAKEFRONT REVIEW

DATA:

DESIGNER:
JN

DRAWN BY:
JC

SHEET DESCRIPTION:

LOWER ROOF PLAN

SHEET NUMBER

A5.0

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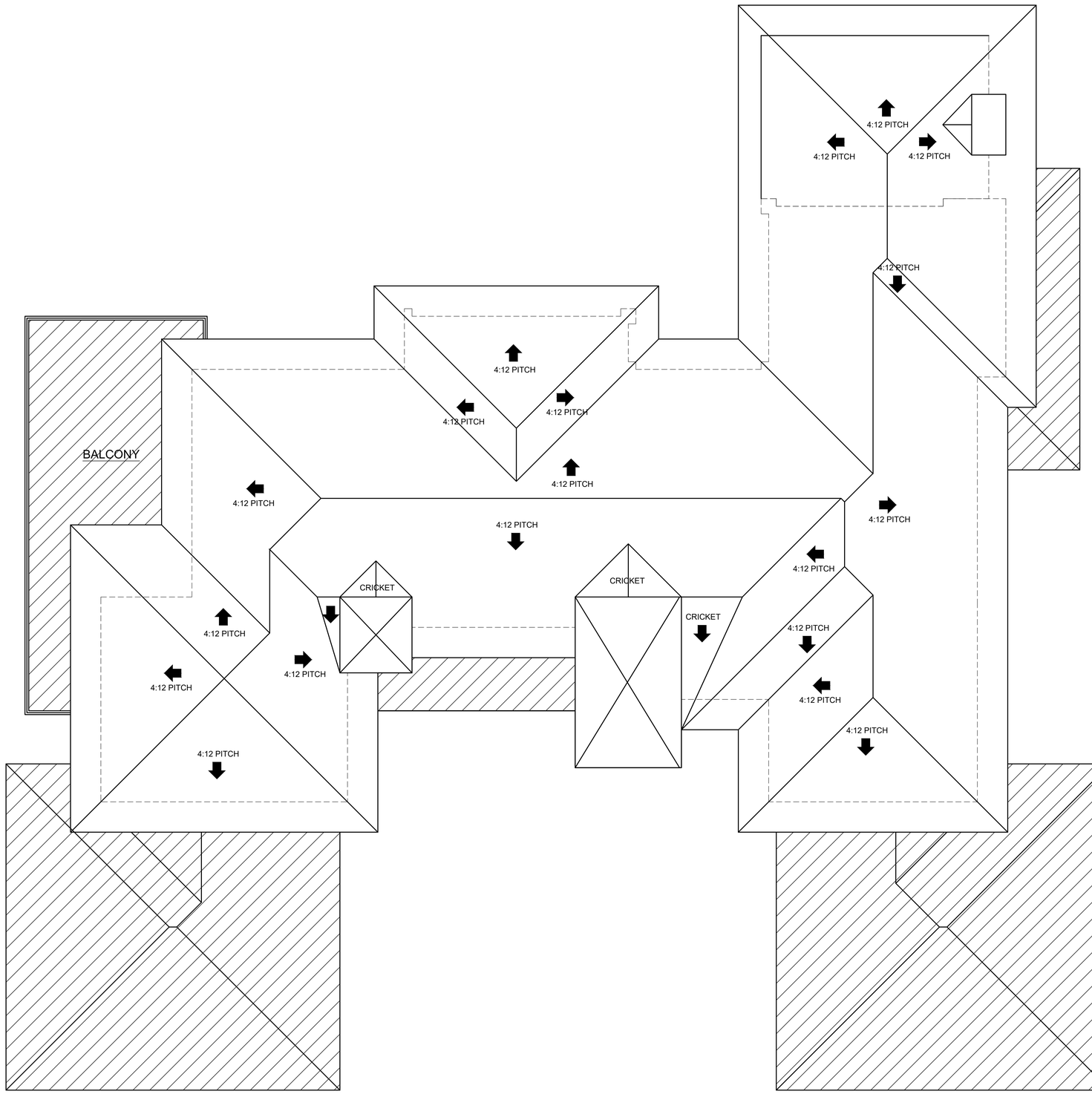

HIGH ROOF PLAN

SCALE: 1/4" = 1'-0"

ISSUE DATE:

ARCHITECT:

PHIL KEAN
ARCHITECTURE
CONSTRUCTION
INTERIORS

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PROJECT:

405 VIRGINIA DRIVE

Winter Park, Florida 32789

PLAN REVISIONS

#	DATE	DESCRIPT.
	11/09/2020	LAKEFRONT REVIEW

DATA:

DESIGNER:
JN

DRAWN BY:
JC

SHEET DESCRIPTION:

UPPER ROOF PLAN

SHEET NUMBER

A5.1

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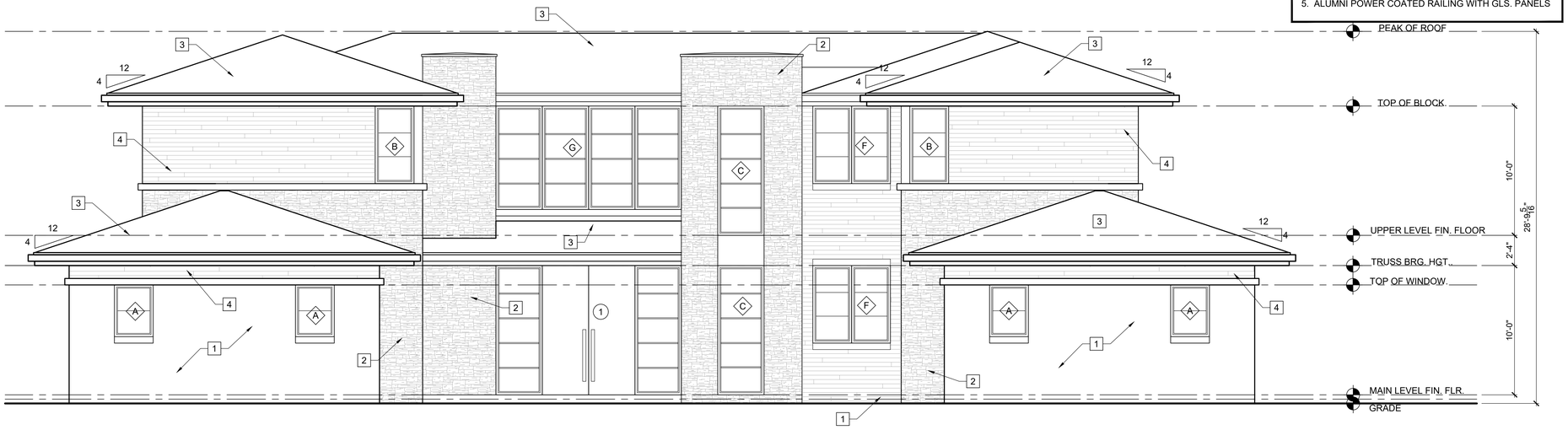
ELEVATION NOTES:

#	DESCRIPTION
1.	SMOOTH STUCCO FINISH
2.	STONE VENEER FINISH
3.	STAND & SEAM METAL, OVER APPROVED WATER BARRIER,OVER ROOF SHEATHING.
4.	WOOD PLANK STYLE
5.	ALUMNI POWER COATED RAILING WITH GLS. PANELS



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

ISSUE DATE:

ARCHITECT:

PHIL KEAN
ARCHITECTURE
CONSTRUCTION
INTERIORS

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PROJECT:

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Winter Park, Florida 32789

PLAN REVISIONS

#	DATE	DESCRIPT.
	11/09/2020	LAKEFRONT REVIEW

DATA:

DESIGNER: JN

DRAWN BY: JC

SHEET DESCRIPTION:

FRONT & REAR ELEVATIONS

SHEET NUMBER

A4.0

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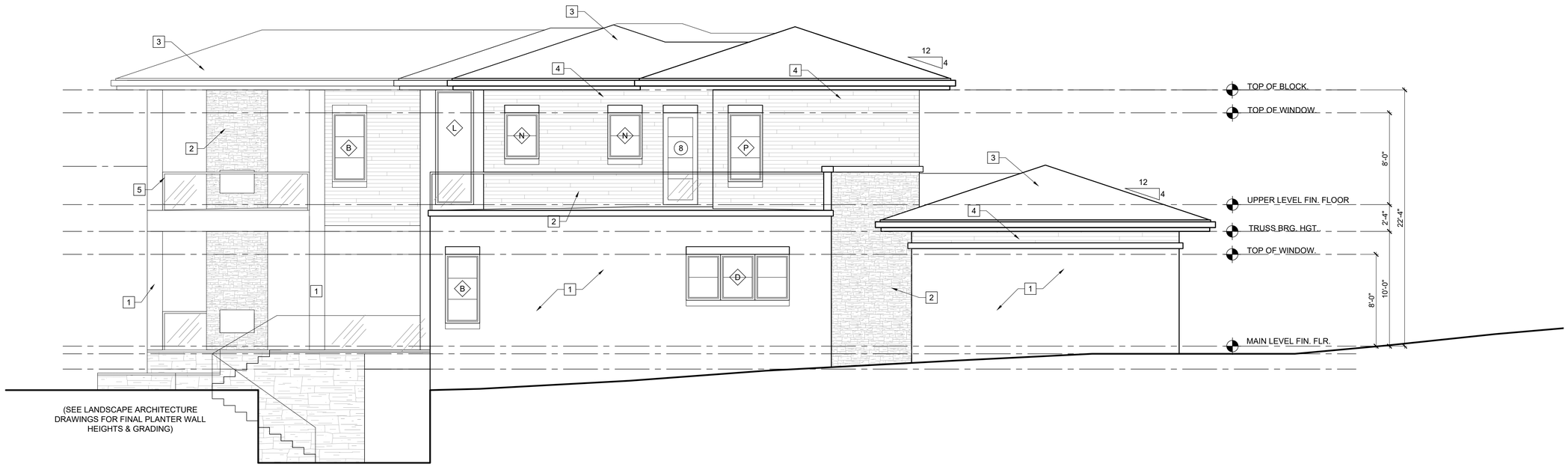
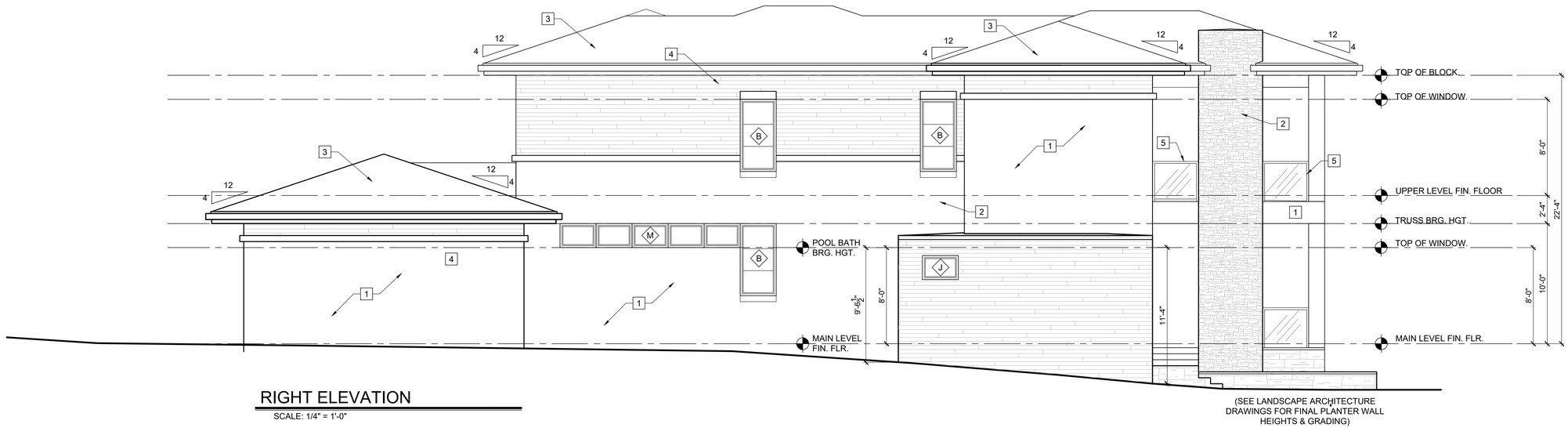
ELEVATION NOTES:

#	DESCRIPTION
1.	SMOOTH STUCCO FINISH
2.	STONE VENEER FINISH
3.	STAND & SEAM METAL, OVER APPROVED WATER BARRIER,OVER ROOF SHEATHING.
4.	WOOD PLANK STYLE
5.	ALUMNI POWER COATED RAILING WITH GLS. PANELS



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

ISSUE DATE:

ARCHITECT:

PHIL KEAN
ARCHITECTURE
CONSTRUCTION
INTERIORS

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Winter Park, Florida 32789
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PROJECT:

405 VIRGINIA DRIVE

Winter Park, Florida 32789

PLAN REVISIONS

#	DATE	DESCRIPT.
	11/09/2020	LAKEFRONT REVIEW

DATA:

DESIGNER: JN

DRAWN BY: JC

SHEET DESCRIPTION:

LEFT AND RIGHT ELEVATIONS

SHEET NUMBER

A4.1

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1

Abernethy Residence

2020.11.5

MILLS DESIGN GROUP
407.359.5425 // MillsDG.com

2

Abernethy Residence

2020.11.5

MILLS DESIGN GROUP
407.359.5425 // MillsDG.com

3

Abernethy Residence

2020.11.5

MILLS DESIGN GROUP
407.359.5425 // MillsDG.com

4

Abernethy Residence

2020.11.5

MILLS DESIGN GROUP
407.359.5425 // MillsDG.com

5

Abernethy Residence

2020.11.5

MILLS DESIGN GROUP
407.359.5425 // MillsDG.com

6

Abernethy Residence

2020.11.5

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Abernethy Residence

2020.11.5

MILLS DESIGN GROUP
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8

Abernethy Residence

2020.11.5

MILLS DESIGN GROUP
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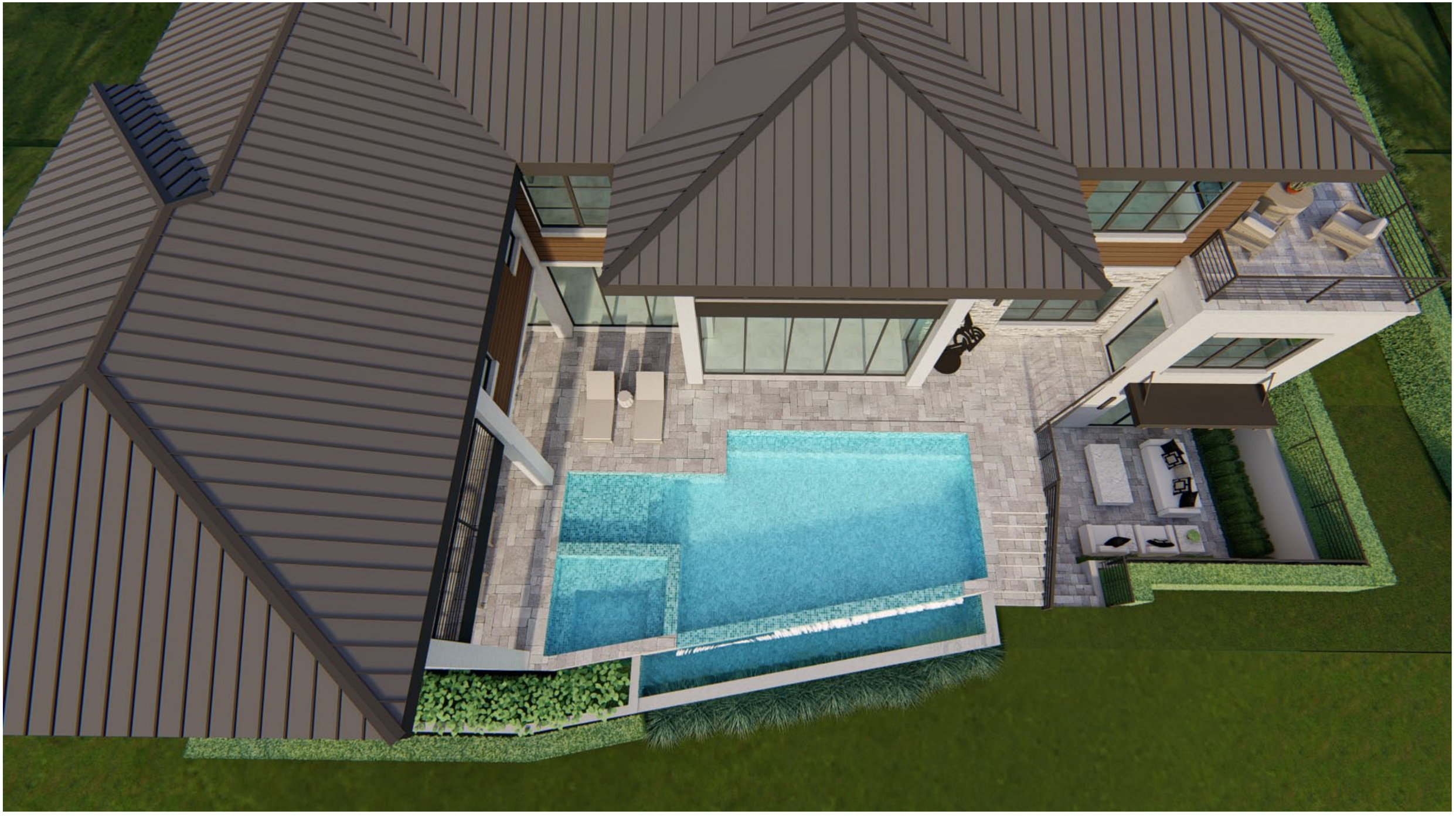
9

Abernethy Residence

2020.11.5

MILLS DESIGN GROUP
407.359.5425 // MillsDG.com



10

Abernethy Residence

2020.11.5

MILLS DESIGN GROUP
407.359.5425 // MillsDG.com

City of Winter Park Site Plan Review Board

10/12/2020

To Whom It May Concern,

I, Shipley Hall, Resident of, 460 Virginia Drive, Winter Park, FL 32789-5806, have reviewed the proposed plans for a residence opposite, and to the west of my property - that is to be constructed on Lake Virginia at 405 Virginia Drive, as presented to me by the homeowners, Stephen and Amy Abernethy.

As a part of this construction, I understand that they have a rear elevation design they are requesting for approval that will provide a construction elevation of their pool deck and retaining wall that is above the current height allowable to existing grade.

Provided all other city's building ordinances are followed with setbacks, heights, and other physical attributes of the new home, I have no objection to the scope of this change being approved as submitted for this new construction on their property - and believe it will be an enhancement to the city and the street that we live on.

Signature:

City of Winter Park Site Plan Review Board

October 12, 2020

To Whom It May Concern,

We, Mark and Mary Roh, residents of, 1540 Laurel Road, Winter Park, FL 32789-5806, have reviewed the proposed plans for a residence, across the street and to the north of my property - that is to be constructed on Lake Virginia at 405 Virginia Drive, as presented to me by the homeowners, Stephen and Amy Abernethy.

As a part of this construction, I understand that they have a rear elevation design they are requesting for approval that will provide a construction elevation of their pool deck and retaining wall that is above the current height allowable to existing grade.

Provided all other city's building ordinances are followed with setbacks, heights, and other physical attributes of the new home, I have no objection to the scope of this change being approved as submitted for this new construction on their property - and believe it will be an enhancement to the city and the street that we live on.

City of Winter Park Site Plan Review Board

10/16/2020

To Whom It May Concern,

I, Todd Skousen, Resident of, 459 Virginia Drive, Winter Park, FL 32789-5806, have reviewed the proposed plans for a residence contiguous to the west side of my property that is to be constructed on Lake Virginia at 405 Virginia Drive, as presented to me by the homeowners, Stephen and Amy Abernethy.

As a part of this construction, I understand that they have a rear elevation design they are requesting for approval that will provide a construction elevation of their pool deck and retaining wall that is above the current height allowable to existing grade.

Provided all other city's building ordinances are followed with setbacks, heights, and other physical attributes of the new home, I have no objection to the scope of this change being approved as submitted for this new construction on their property - and believe it will be an enhancement to the city, the street and the lake that we live on.

Signature:

City of Winter Park Site Plan Review Board

10/11/20

To Whom It May Concern,

I, Hal George, resident of, 468 Virginia Drive, Winter Park, FL 32789-5806, have reviewed the proposed plans for a residence, across the street and to the West of my property - that is to be constructed on Lake Virginia at 405 Virginia Drive, as presented to me by the homeowners, Stephen and Amy Abernethy.

As a part of this construction, I understand that they have a rear elevation design they are requesting for approval that will provide a construction elevation of their pool deck and retaining wall that is above the current height allowable to existing grade.

Provided all other city's building ordinances are followed with setbacks, heights, and other physical attributes of the new home, I have no objection to the scope of this change being approved as submitted for this new construction on their property - and believe it will be an enhancement to the city and the street that we live on.

Signature: Hal George

468 Virginia Dr.

401 South Park Avenue • Winter Park, Florida 32789

407-599-3324 • planning@cityofwinterpark.org
cityofwinterpark.org

Planning & Zoning Board
Staff Report for December 1, 2020 Meeting

CPA #20-05; RZ #20-05 & CU #20-06 Request of Goodlives: To amend the Comprehensive Plan Future Land Use Map and Official Zoning Map to change from Commercial (C-3) to Central Business District (C-2); to amend the Future Land Use Maximum Height Map to enable a three-story maximum height; and for Conditional Use approval to construct an 11,245-square-foot, three-story building on the property at 301 N New York Avenue.

Background

The subject property at 301 N New York Avenue is currently occupied by a one-story, 4,600 square foot building that was built in 1967, and is occupied by a laundromat and was formerly occupied by the Kwik Stop convenience store. This property is across the street from Central Park West Meadow and the US Post Office facility. While the laundromat provides an existing service to the surrounding area, redevelopment of this property would be a welcomed improvement to New York Avenue corridor, as the current condition of the property detracts from the aesthetic appeal of the street.

The applicant desires to redevelop this property with an 11,245-square-foot (14,069 gross square feet including covered parking/front porch/balcony), three-story building with 22 surface parking spaces and four new public parking spaces on New York Avenue.

The applicant has the following requests for 301 N New York Avenue:

1. To change the Comprehensive Plan Future Land Use Map from Commercial to Central Business District;

2. To amend the Future Land Use Maximum Height map to allow a three-story building; and

3. To change the Zoning Map from Commercial (C-3) to Commercial (C-2);

4. Conditional Use approval to build 11,245-square-foot (14,069 gross square feet including covered parking/front porch/balcony), three-story building with 22 surface parking spaces and four new public parking spaces on New York Avenue.

Comprehensive Plan Future Land Use Map and Zoning Map Amendments

The subject property at 301 N New York Avenue is located adjacent to the United States Post Office property to the east, and office properties to the north, south and west. This property is also located within the Central Business District (CBD) boundaries, and within the area defined in the Comprehensive Plan as a potential candidate for the CBD Future Land Use and is appropriate for a C-2 Zoning designation.

In terms of permitted uses as part of this Future Land Use/Zoning amendment, the existing C-3 zoning that the property currently has would permit the proposed use of this property, the only benefit received as part of this requested change is a larger Floor Area Ratio (FAR) maximum. It should also be noted that the current C-3 Zoning allows certain uses that would not contribute to the charm and scale of the Central Business District, such as: Automotive Repair, Convenience Stores, Car Rental, etc. The redevelopment of this property as proposed would be consistent and compatible with the surrounding properties and provide a welcomed aesthetic upgrade, consistent with the scale and charm of the Central Business District.

Comprehensive Plan Maximum Height Map Amendment

The Comprehensive Plan Maximum Height Map currently limits 301 N New York Avenue to a two-story height maximum. This property and the property to the south (231 N New York Avenue) are the only properties limited to two-stories on the west side of New York Avenue. All of the other properties on the west side of New York Avenue have a three-story height maximum. Immediately adjacent to the site is the three-story Synovus Bank building at 369 N New York Avenue, and 150 feet to the south is another three-story office building at 201 N New York Avenue. Staff feels that with nearby properties currently developed with three story heights, allowing this property to redevelop with the same height maximum would not be inconsistent with the New York Avenue streetscape. This amendment then only gives this property the same allowances as the neighboring properties.

It is also important to note that the proposed third story of this building is only a penthouse of 1,885 square feet, or 13% of the gross building size, and is stepped back an additional 18 feet from New York Avenue and 38 feet from Garfield Avenue.

Project Description

This property measures 13,397 square feet in size. The proposed three-story building is 14,069 gross square feet (FAR of 105%). The gross square footage is larger than the actual building due to the method the city uses to calculate FAR. Specifically, the code includes the 2,624 square feet of "floor area" that is ground-level parking spaces, which are under the building footprint. The code also includes in the FAR calculation, stairwells/elevator shafts, storage and mechanical space. Thus, the actual usable floor area within the building walls is 8,094 square feet. The building will include a first floor that is open to the public for wellness retail and nutritious food and beverages. The second and third floors will be available for use by members of the Goodlives platform for wellness components.

Stormwater retention will be provided via on-site exfiltration where none exists today, which is a welcomed improvement. The building meets all applicable height, rear and side setbacks, and coverage requirements. The front setback requirements for street frontages in C-2 are zero or the average, whichever is greater. This property has two street frontages (Garfield and New York Avenues). The proposed 12-foot New York Avenue setback meets the average setback requirement. However, the Garfield Avenue average setback is harder to determine because it is mostly developed with parking lots. The building itself along Garfield is within a few feet of the property line, but it located just over 17 feet from the Garfield right-of-way. Due to the existing conditions of Garfield, staff feels that the setback as proposed is acceptable for this street.

Parking Analysis

The code in the Central Business District requires parking for the "net" increases in building floor space. There are many factors that come into play when considering the "net" increase, including the programming of the building as outlined above.

A property owner can rebuild the existing square footage with the existing parking that exists, and just provide for the "net" increase. Thus, the applicant can rebuild the existing 4,600 square feet, maintaining the existing 12 parking spaces that now exist. Therefore, the "net" square footage increase (subtracting the existing square footage, covered parking areas, stairwells/elevator shafts, storage and mechanical rooms) is 3,494 square feet, which requires 10 parking spaces based on 1 per 333 square feet. When accounting back in the 12 spaces needed for the square footage that is being demolished, the total parking requirement is 22 spaces, as the applicant is provided.

The applicant is also proposing to construct four new public parallel parking spaces on New York Avenue that are not to be counted towards the minimum parking requirements of this project, but to help with peak-hour operations if needed. The impact on parking of this new use will actually be less than what occurred when the convenience store and laundromat were at peak demands.

Goodlives Vision for this Project

The applicant will explain in more detail at the public hearing, but this project is intended to bring opportunities for Winter Park residents to improve their physical and mental health and wellbeing. Their idea is to create through the learning and deployment of actionable ideas, they will improve patron's physical and mental well-being by illuminating healthy living components surrounding nutrition, exercise, relaxation, and overall wellness.

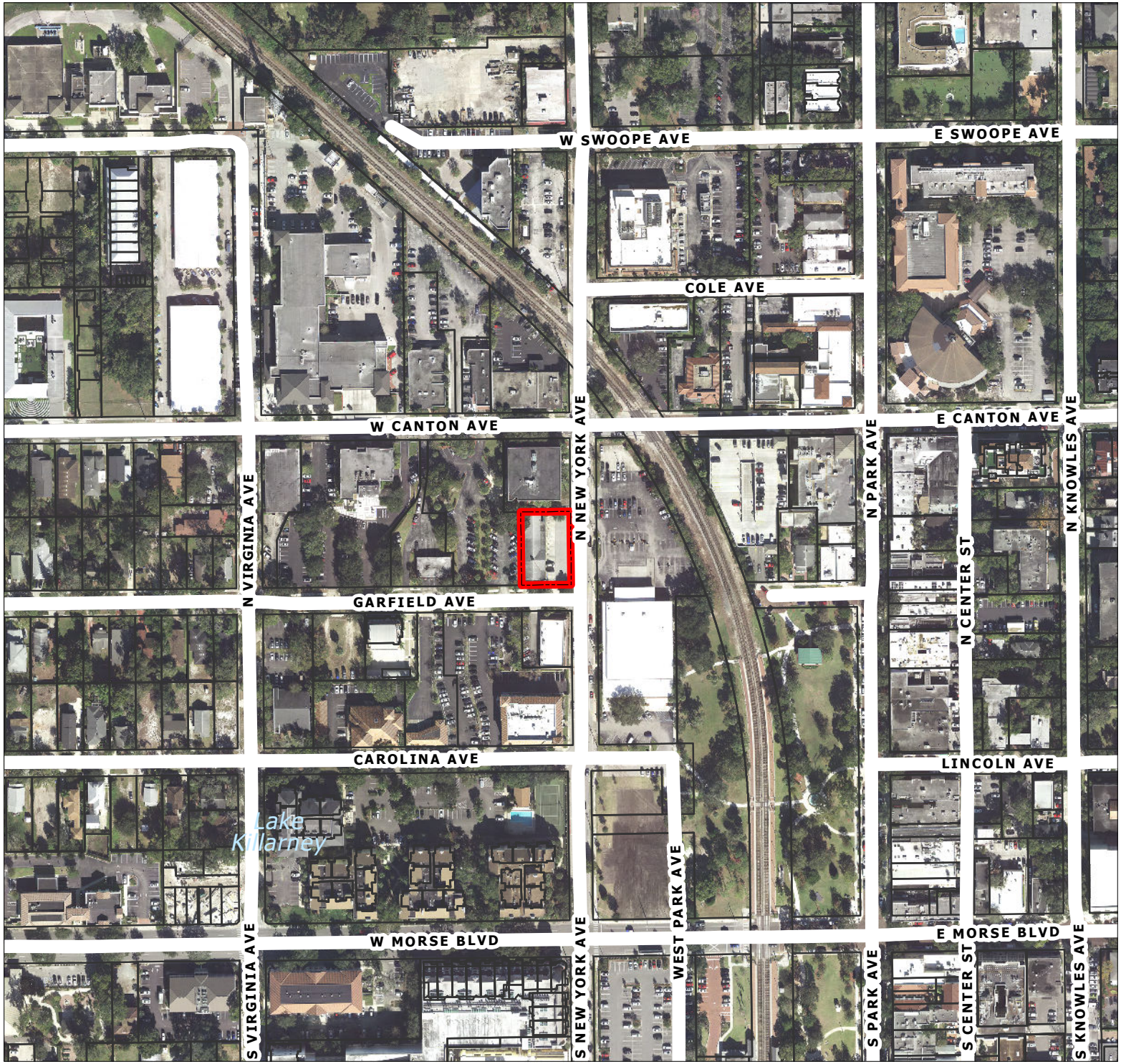
The City Commission is currently under negotiations with the Post Office to move their operations to another location in order to expand Central Park. Staff feels that this project is a welcomed upgrade to the CBD and the healthy living component of the building would fit seamlessly with the expansion of Central Park across the street in the future.

Staff Recommendation is for approval.

LOCATION MAP

301 N New York Ave

City of Winter Park
Florida



N
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LOCATION MAP

301 N New York Ave

City of Winter Park
Florida

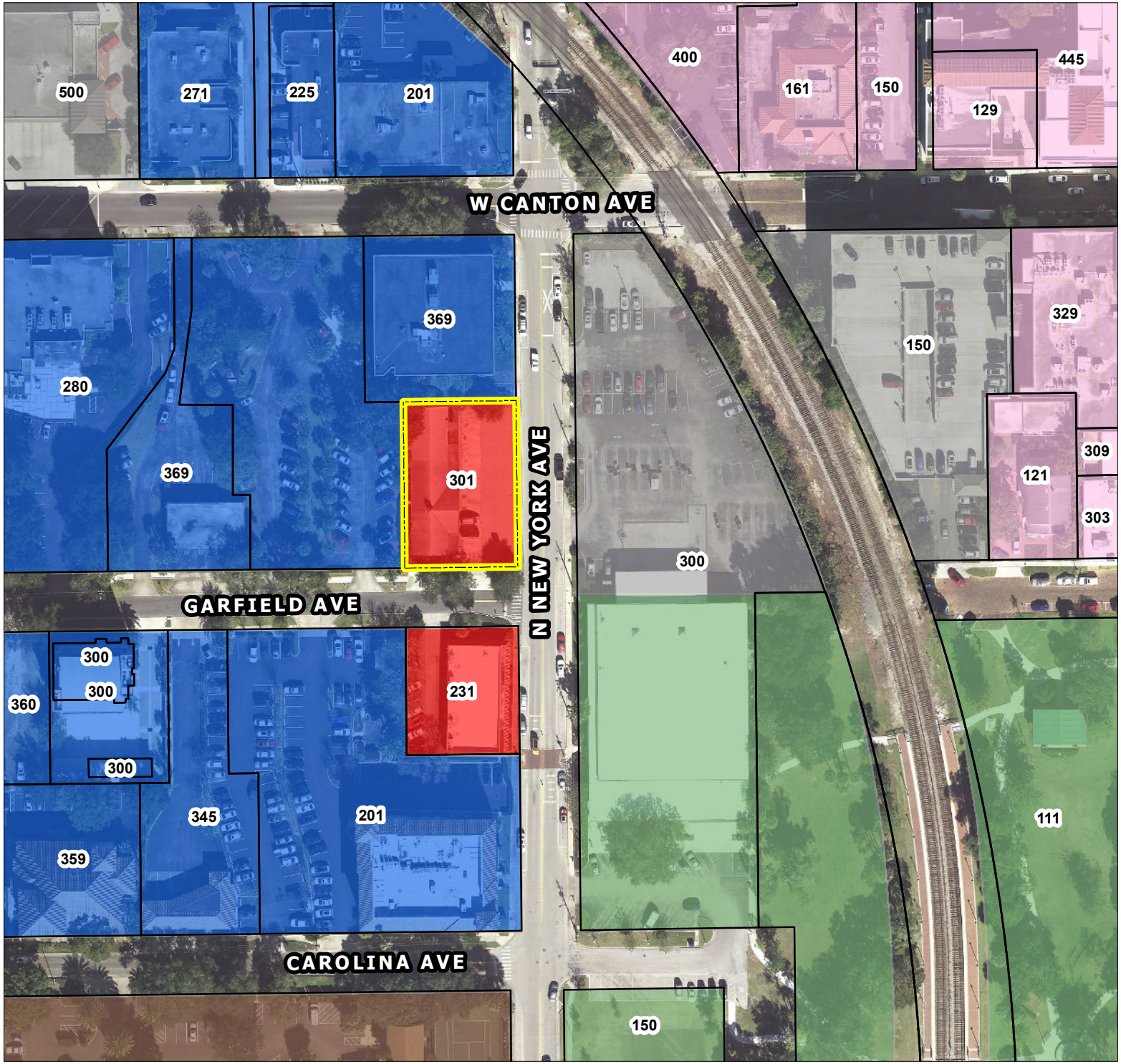
EXISTING FLU

301 N New York Ave

City of Winter Park
Florida

Legend

- Central Business District
- Commercial
- Office Professional
- Institutional
- High Density Residential
- Open Space Recreation



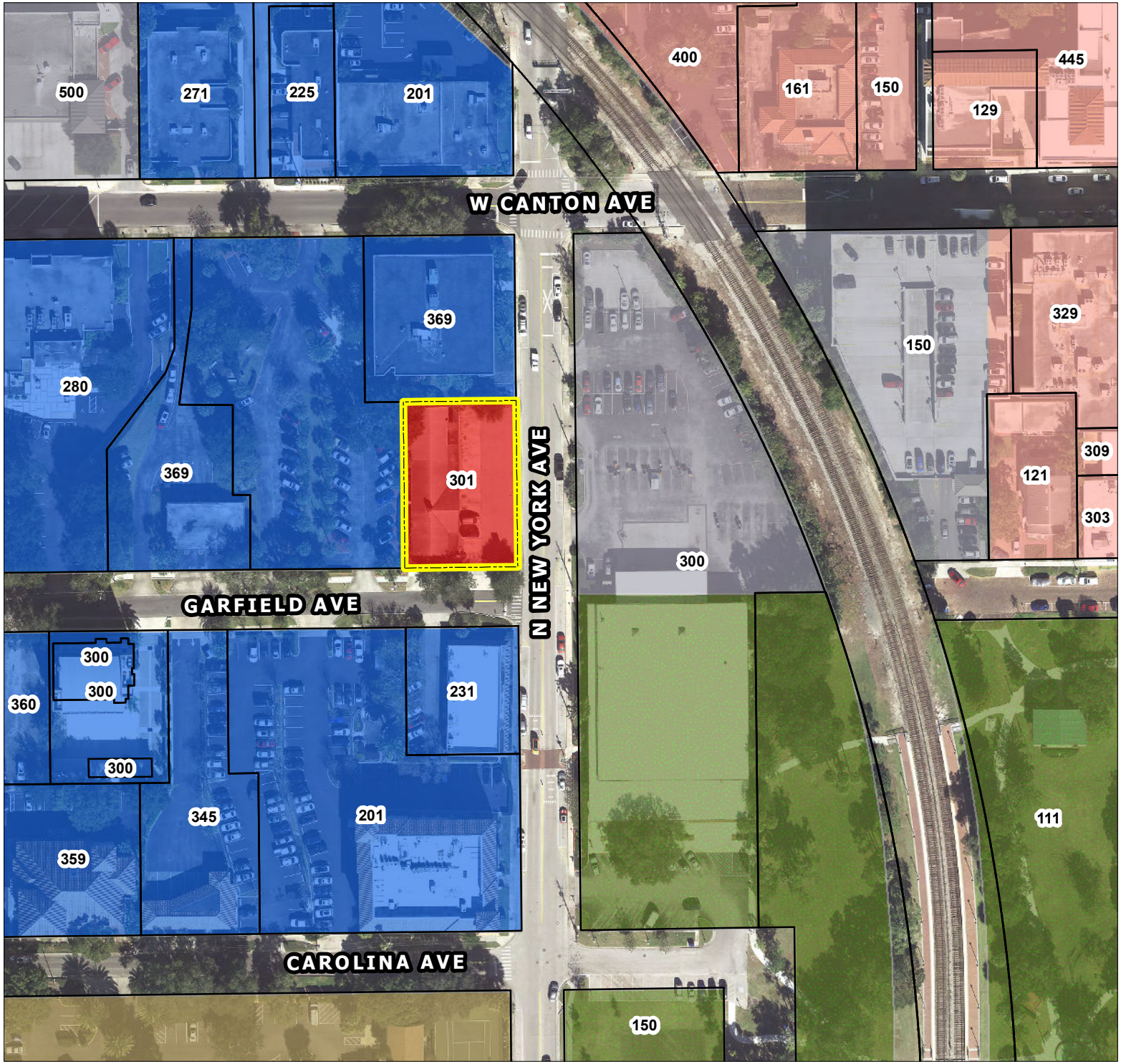
EXISTING ZONING

301 N New York Ave

City of Winter Park
Florida

Legend

- C-2
- C-3
- O-1
- PQP
- PR
- R-4



goodlives

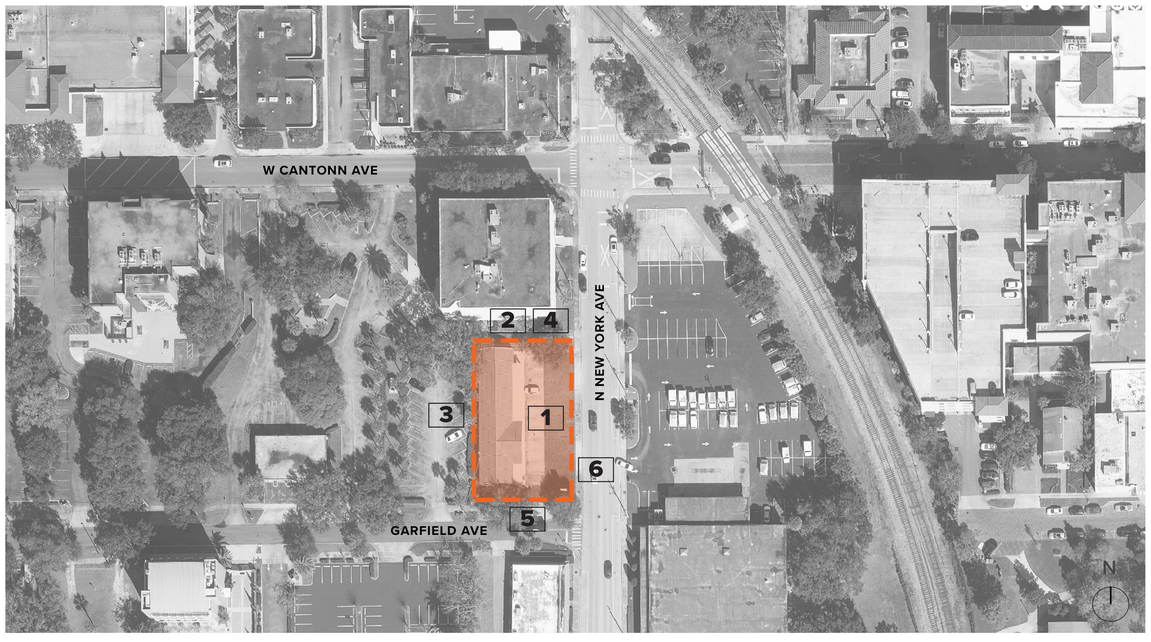
WELLNESS STUDIO

CONDITIONAL USE PERMIT APPLICATION

10.05.2020

GOODLIVES LLC.

301 N NEW YORK AVE, WINTER PARK, FL 32789



LOCATION MAP

EXISTING CONDITIONS

1. LOOKING NORTH FROM NEW YORK AVE

2. LOOKING EAST OF ALLEY

3. LOOKING NORTH

4. LOOKING WEST OF ALLEY

5. LOOKING NORTH GARFIELD AVE

6. LOOKING SOUTH NEW YORK AVE

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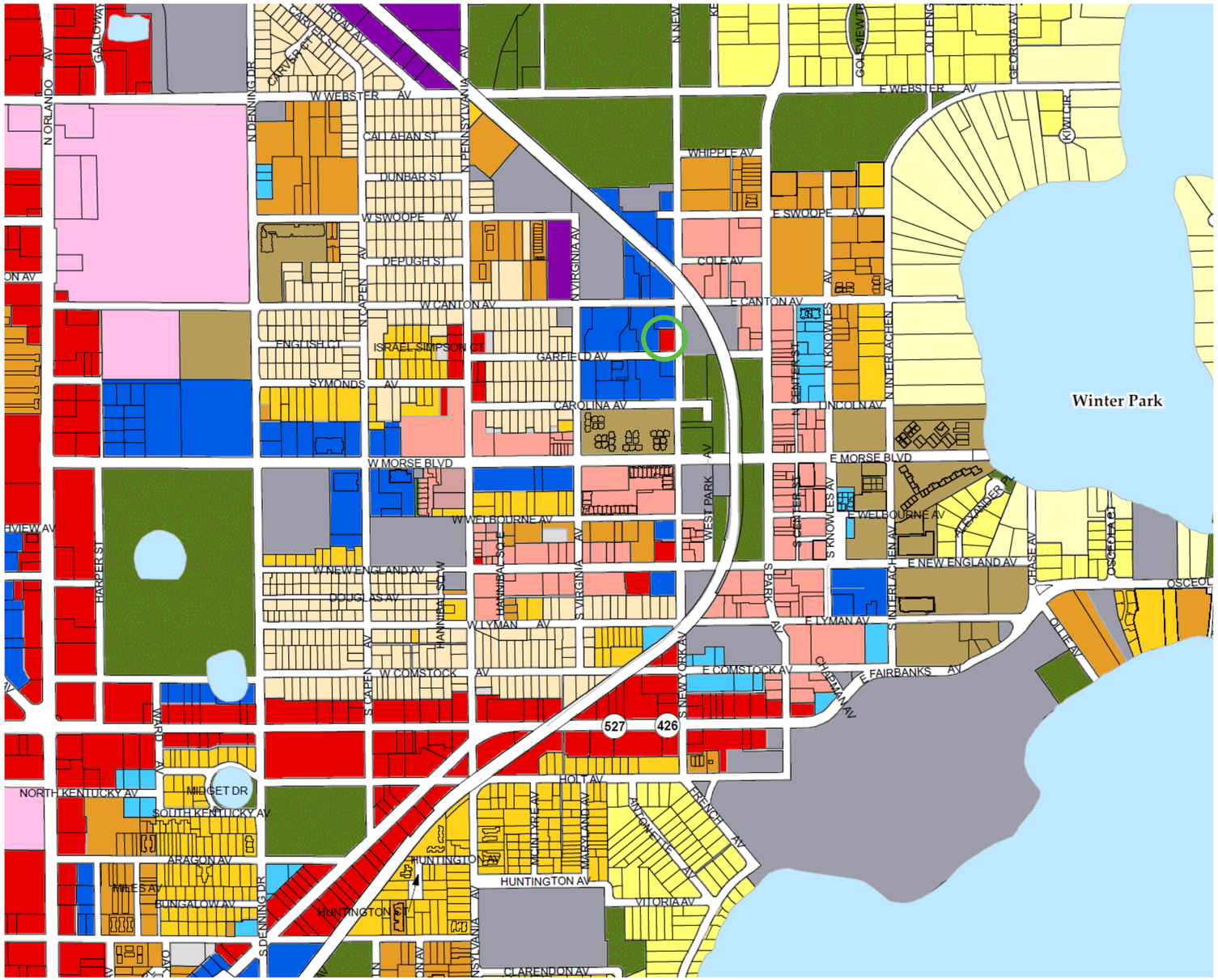

ZONING MAP

City of Winter Park, Florida

Legend

Zoning					
C-1	I-1	PD-1	R-1A	County Boundary	
C-2	OC PD	PL	R-1AA	Winter Park	
C-3	O-1	PQP	R-1AAA	Other Cities	
C-3A	O-2	PR	R-2	City Map Sheets	
	PD-2	PURD	R-3	Water	
			R-4	Streets	
			Parcel Ownership		

'This is to certify that this official Zoning Map was adopted April 12, 2010 as part of the Land Development Code of the City of Winter Park, Florida.'

Mayor: Honorable Steve Leary

Attested by City Clerk: Cindy Bonham

Zoning Map updated for ordinances adopted through 6/26/2019 by the City of Winter Park.

N W E S

Printed Date: 6/26/2019

Sources: City of Winter Park; Orange County Government

0 0.1 0.2 0.3 0.4 0.5 Miles Scale 1:10,000

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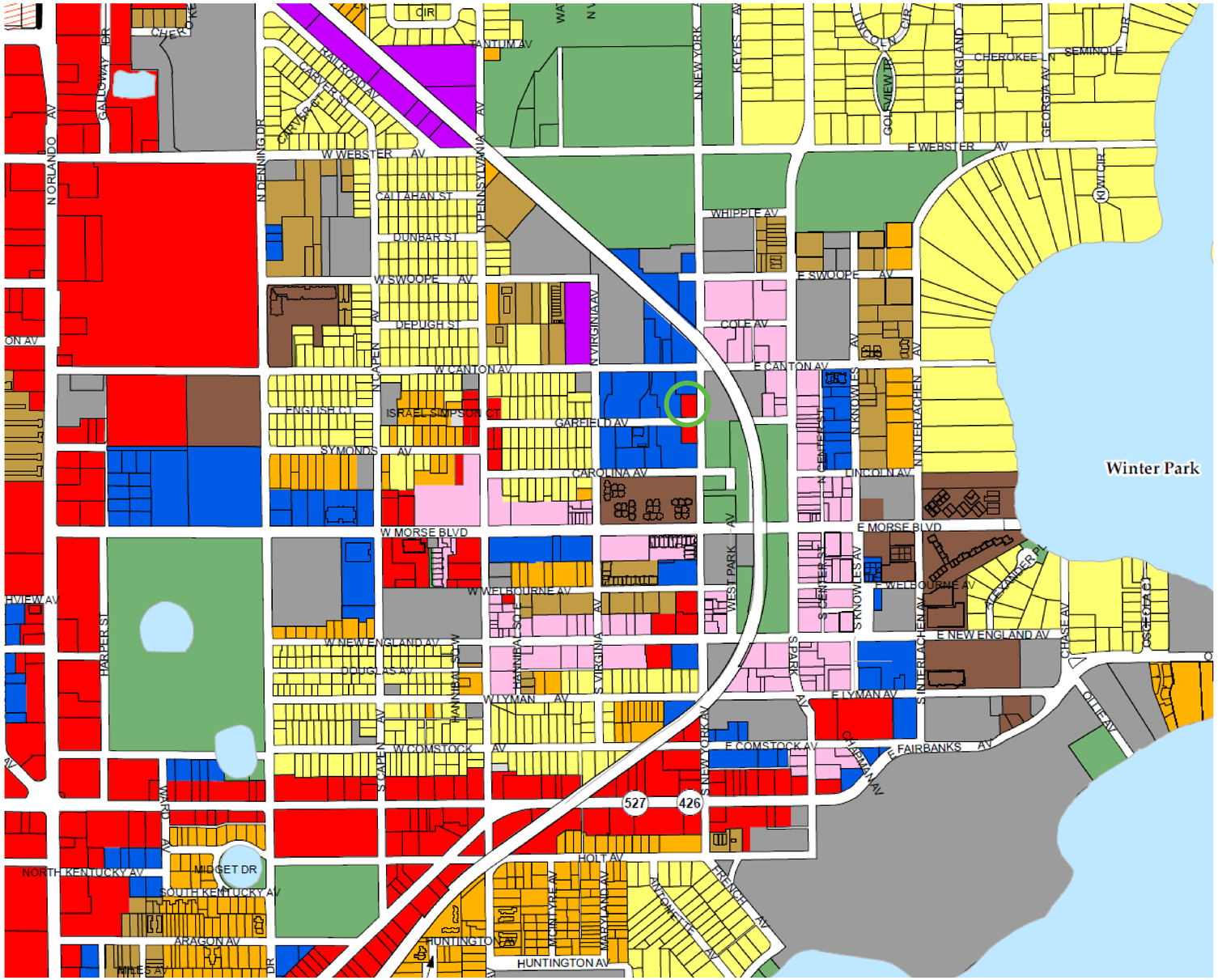

FUTURE LAND USE MAP

City of Winter Park, Florida

Legend

- Central Business District
- High Density PD-2
- Medium Density PD1
- Commerce
- Office Professional
- Parking Lot
- Industrial
- Institutional
- OC PD
- High Density Residential
- Medium Density Residential
- Low Density
- Single Family
- Open Space Recreation
- Conservation Overlay
- Parcel Ownership
- County Boundary
- Winter Park
- Other Cities
- City Map Sheets
- Streets
- Water

This is to certify that this official FUTURE LAND USE MAP was adopted April 24, 2017 as part of the Comprehensive Plan of the City of Winter Park, Florida and approved by the State of Florida Department of Community Affairs on June 16, 2017

Mayor: Honorable Steve Leary

Attested by City Clerk: Cindy Bonham

Future Land Use Map updated for ordinances adopted through 6/26/2019 by the City of Winter Park.

N W E S

Printed Date: 6/26/2019
Sources: City of Winter Park; Orange County Government

0 0.1 0.2 0.3 0.4 0.5 Miles

Scale 1:10,000

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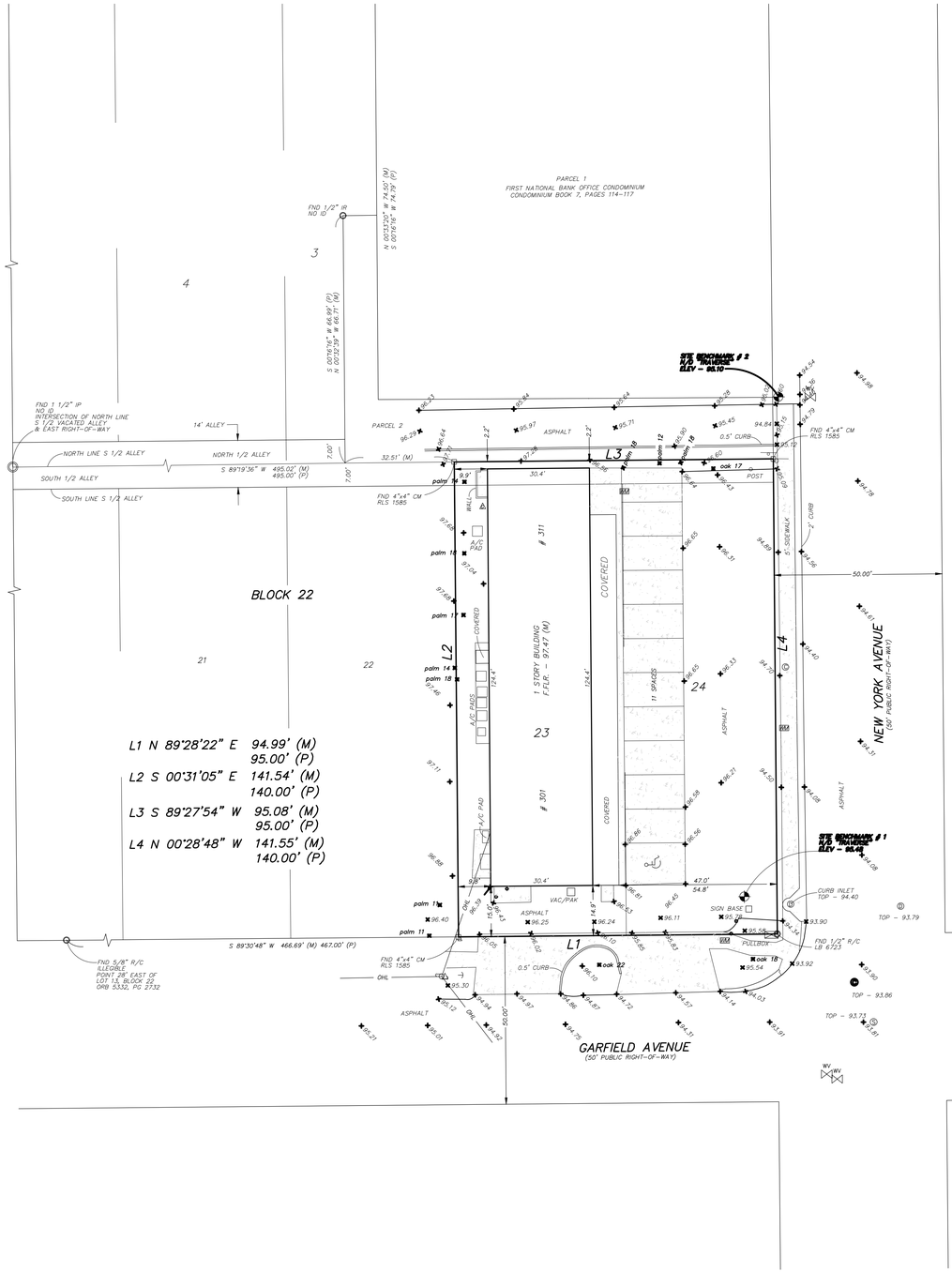

LEGEND

FND = FOUND
I.R. = IRON ROD AND CAP
I.P. = IRON PIPE
I.R. = IRON ROD
N/D = NAIL AND 1" BRASS DISC
CM = CONCRETE MONUMENT
LB = LICENSED BUSINESS
FD = FLAT
(M) = MEASURED
RLS = REGISTERED LAND SURVEYOR
F.F./F. = FINISH FLOOR
O.R.B. = OFFICIAL RECORDS BOOK
A/C = AIR CONDITIONER
ID = IDENTIFICATION
OHL = OVERHEAD UTILITY LINE
G.A. = GUY ANCHOR
= UTILITY POLE
= WATER METER
= SANITARY MANHOLE
= DRAINAGE MANHOLE
= COMMUNICATIONS MANHOLE
= UTILITY RISER
= GAS METER
= WATER VALVE

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

SURVEY REPORT/NOTES:

1) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2) DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3) UNLESS NOTED OTHERWISE, NO UNDERGROUND IMPROVEMENTS, FOUNDATIONS/FOOTERS OR ROOF OVERHANGS HAVE BEEN LOCATED. ENVIRONMENTAL CONDITIONS AND GOVERNMENTAL REQUIREMENTS NOT DETERMINED BY SURVEYOR.

4) SYMBOLS NOT TO SCALE.

5) OWNERSHIP OF SUBJECT PROPERTY AND IMPROVEMENTS UNDETERMINED BY SURVEYOR.

6) THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30'.

7) BUILDING TIES ARE NOT TO BE USED TO CONSTRUCT DEED OR PLATTED LINES

8) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, USES OWNERSHIP OR MATTERS OF RECORD BY THIS FIRM. NO TITLE INSURANCE INFORMATION WAS PROVIDED.

9) THE RELATIVE ACCURACY OF FIELD MEASURED CONTROL EXCEEDS 1 FOOT IN 10,000 FEET.

10) RECORD PLAT CONTAINS NO BEARINGS OR ANGLES, BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF NEW YORK AVENUE, HAVING AN ASSUMED BEARING OF N 00°28'48" W.

11) OBSERVED APPARENT PHYSICAL USE ON TO AND OFF OF PROPERTY: ABOVE GROUND EVIDENCE OF UTILITIES AND DRIVEWAY AS NOTED HEREON.

12) PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" ACCORDING TO F.I.R.M. MAP PANEL No. 12095C0255 F, DATED SEPTEMBER 25, 2009. THE FLOOD INSURANCE RATE MAP IS NOT A SURVEY. FLOOD ZONE DETERMINATION IS AN OPINION ONLY.

13) POTENTIAL BOUNDARY INCONSISTENCIES OBSERVED: DIFFERENCES BETWEEN RECORD AND MEASURED COURSES AND DISTANCES AS NOTER HEREON.

14) TREES 8" AND LARGER WERE LCOATED FOR THE PURPOSES OF THIS SURVEY.

15) ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK # L1161037, ELEVATION OF 90.269 (NAVD88 DATUM).

LEGAL DESCRIPTION: (PROVIDED BY CLIENT).

LOTS 23 AND 24 (AND THAT PART OF THE SOUTH 1/2 OF VACATED ALLEY LYING NORTH OF AND ADJACENT TO SAID LOTS 23 AND 24), BLOCK 22, REVISED MAP OF TOWN OF WINTER PARK, AS RECORDED INPLAT BOOK A, PAGES 67 THROUGH 72 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ELECTRONIC FILE:
IF THIS FILE WAS SIGNED ELECTRONICALLY BY SURVEYOR AS NOTED IN SIGNATURE BLOCK, ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

LIMITATION OF LIABILITY:
RELIANCE ON THIS SURVEY IS RESTRICTED TO THOSE PARTIES LISTED AS "CERTIFIED TO" ON THE FACE OF THIS SURVEY.

NOTICE OF COPYRIGHT:
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 23 AND 24, BLOCK 22
REVISED MAP OF TOWN OF WINTER PARK
ORANGE COUNTY, FLORIDA

GOODLIVES WELLNESS STUDIO - CONDITIONAL USE PERMIT APPLICATION

goodlives
WELLNESS STUDIO

Goodlives LLC.
N New York Ave.
Winter Park, FL 32789

SCALE: 1"=20'
DWG NO. 20093
JOB NO. 20093
SURVEY DATE: 9/17/2020

Associated Land Surveying & Mapping, Inc.
1681 POWELL ST. LONGWOOD, FLORIDA 32750
PH (407) 869-5002, FAX (407) 869-8393
CERTIFICATE OF AUTHORIZATION No. 6767. ALSM@ALSM.NET

LandDesign
100 S. Orange Ave.
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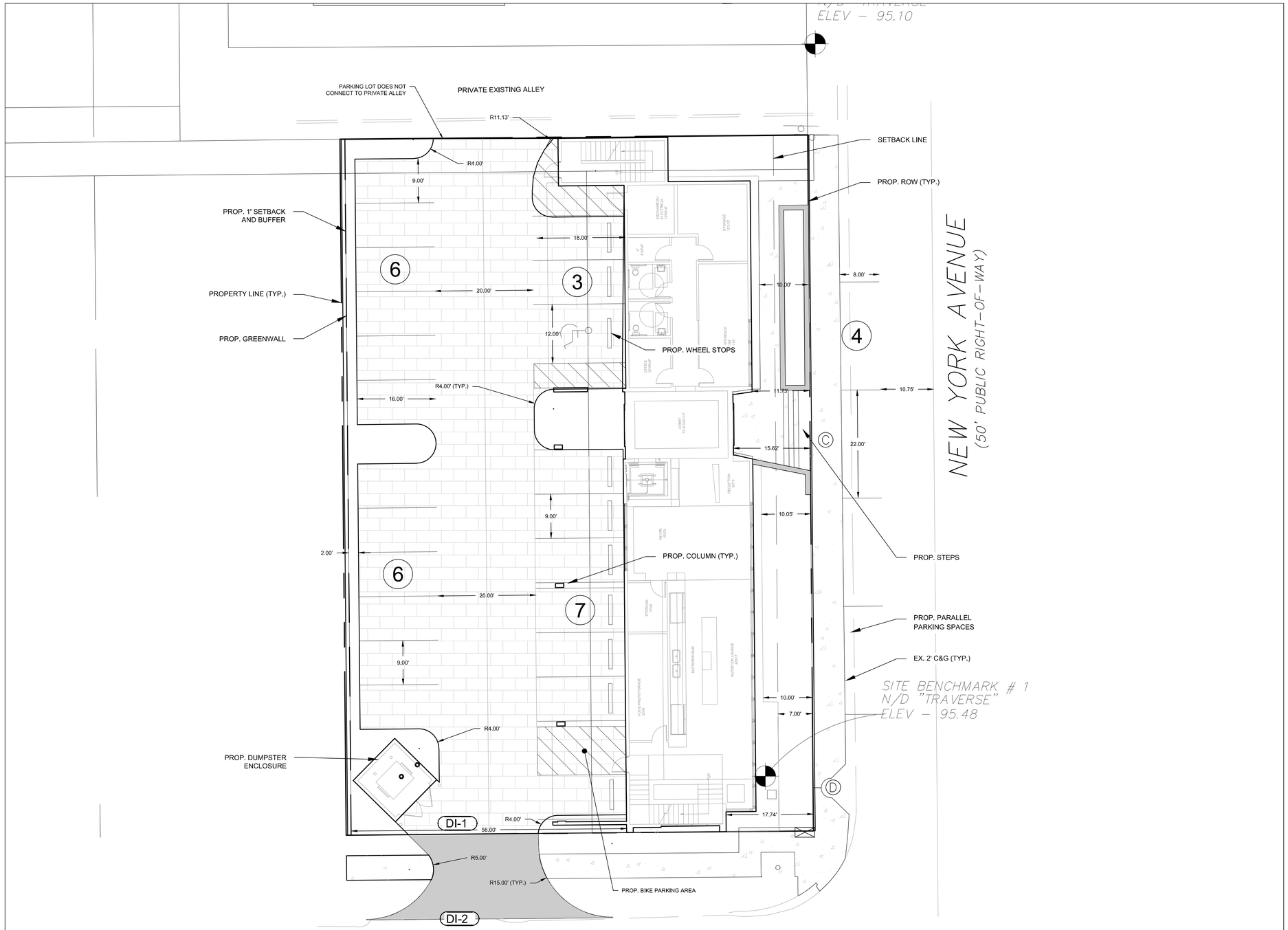
ACi ARCHITECTURE redefined

10.05.20



LEGEND

PROPERTY BOUNDARY/ROW	
SET BACK	
BUFFER	
PROPOSED PERVIOUS PAVER	
PROPOSED ASPHALT PAVEMENT	
PROPOSED CONCRETE PAVEMENT	
PARKING COUNT	6

SITE DEVELOPMENT SUMMARY:

SITE AREA:
TOTAL SITE: 0.308 ACRES (13,397 SQ FT)

PARCEL ID:
05-22-30-9400-22-230

ZONING: C-3 COMMERCIAL
FUTURE LAND USE: COMMERCE

FLOOR AREA RATIO:
14,069 SF / 13,397 SF = *1.05*

BUFFER:
REAR BUFFER: 1'

BUILDING SQUARE FOOTAGE:
GROSS: 14,069
NET: 11,245

BUILDING HEIGHT:
MAXIMUM: 40'
PROPOSED MAX: 40'

BUILDING SETBACKS:

FRONT, N NEW YORK AVE:	7'
REAR:	1'
NORTH SIDE:	0'
SOUTH SIDE, GARFIELD AVE:	0'

SOLID WASTE:
TRASH DUMPSTER

PARKING:
CAR PARKING:
REQUIRED: 20 SPACES
ADA REQUIRED (2%): 1 SPACE
PROPOSED: 22 SPACES
(SEE TABLE BELOW)

BIKE PARKING:
REQUIRED: 2 (10%)
PROPOSED: 2

FLOOD PLAIN:
ZONE "X" PER FEMA FIRM MAP NUMBER #2095C0255F
DATED SEPTEMBER 25 2009

PROPOSED SQUARE FOOTAGE:

EXISTING BUILDING	NEW BLDG	GROSS SQUARE FOOT (SF)	COVERED PARKING (SF)	STAIRS WALLS ELEVATOR (SF)	STORAGE MECHANICAL BALCONY	NET SQUARE FOOT (SF)
(12) EXISTING PARKING SPACES ARE VESTED FOR CURRENT SQUARE FOOTAGE OF THE EXISTING BUILDING. EXISTING BUILDING TOTAL = 4,600 GSF	FIRST	6,168	-2,624	-890	-391	2,263
	SECOND	6,016		-927	-255	4,834
	THIRD	1,885		-685	-203	997
	TOTAL	14,069	-2,624	-2,502	-849	=8,094
	THE TOTAL PROPOSED NET AREA IS LARGER THAN THE EXISTING BUILDING GROSS BY 3,494 SF. THEREFOR THE ADDITIONAL PARKING REQUIRED WILL BE 10 SPACES FOR A TOTAL OF 22 SPACES					

GOODLIVES WELLNESS STUDIO - CONDITIONAL USE SUBMITTAL

goodlives
301 N NEW YORK AVE
WINTER PARK, FL 32789

SHEET TITLE: SITE PLAN
SHEET NUMBER: RZ-2.0

DESIGNED BY: JNS
DRAWN BY: JNS
CHECKED BY: DGG

1"=10'
0 5' 10' 20'

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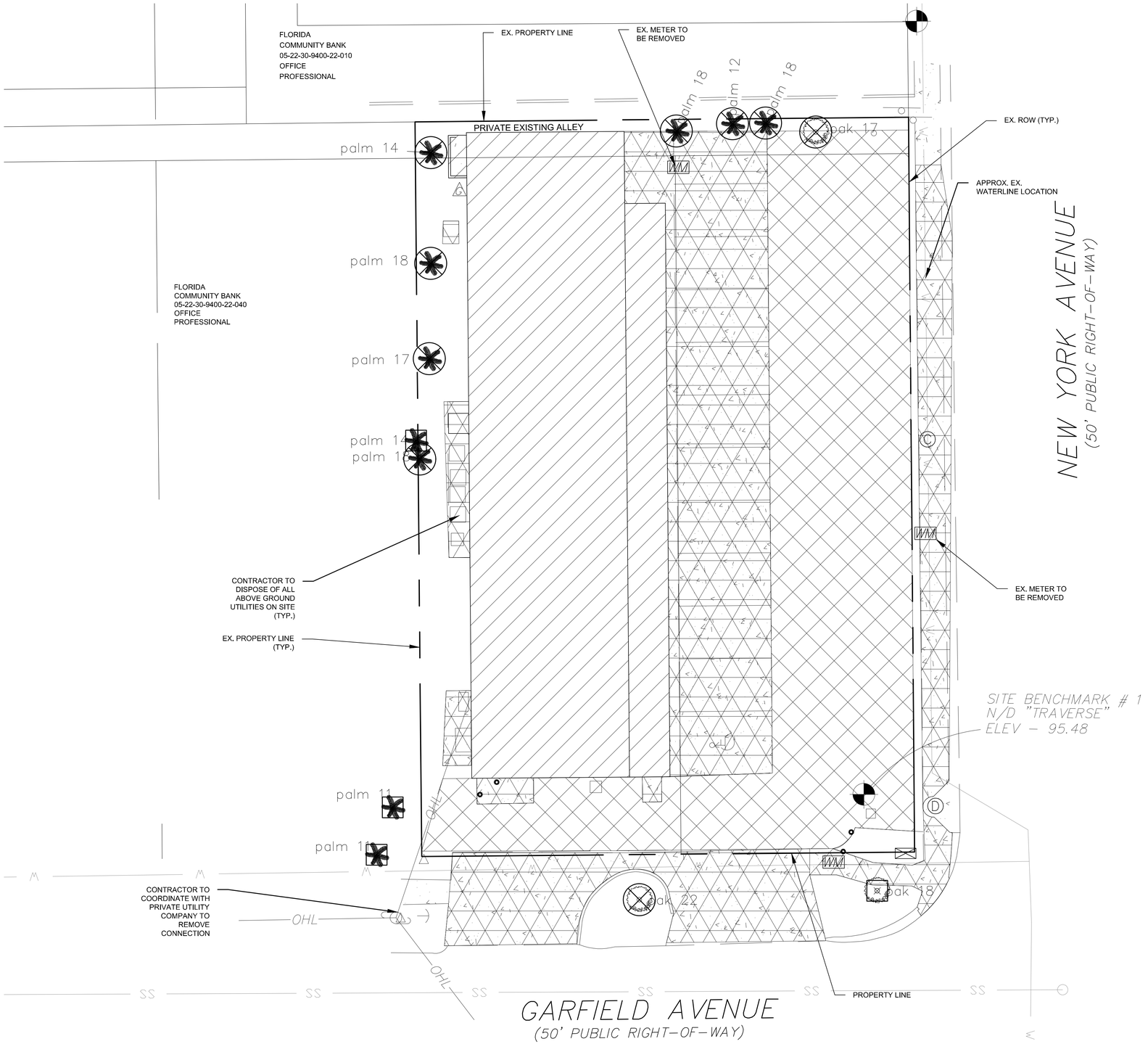
09.30.20

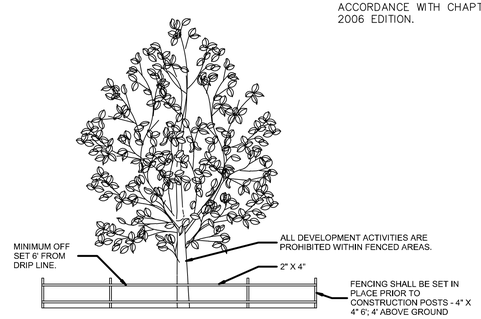


LEGEND

- PROPERTY BOUNDARY/ROW
- EX. STORM PIPE
- EX. SANITARY SEWER
- EX. WATER MAIN
- DEMO BUILDING
- DEMO ASPHALT
- DEMO CONCRETE
- DEMO TREES
- TREE PROTECTION
- PALM TREE
- OAK TREE
- STORM DRAINAGE

DEMOLITION NOTES

1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE.
2. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
3. ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION OR SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY.
4. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR DEMOLITION, CONSTRUCTION WORK AND HAULING WASTE MATERIAL. ALL ASSOCIATED COSTS AND PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR IS ADVISED THAT UNCHARTED UTILITIES MAY BE FOUND TO EXIST WITHIN THE CONSTRUCTION AREA AND THAT CONSTRUCTION OPERATIONS SHOULD BE CONDUCTED WITH CAUTION. PRIOR TO DEMOLISHING UTILITY LINES, CONTRACTOR SHALL VERIFY FLOW DIRECTIONS FROM EXISTING BUILDINGS WHICH ARE TO REMAIN.
6. REMOVE AND DISPOSE OF ALL EXISTING TREES PER THE DEMOLITION REQUIREMENTS, ALSO REFER TO DEMOLITION PLAN FOR TREES TO REMAIN UNDISTURBED.
7. CONTRACTOR IS RESPONSIBLE FOR PRODUCING A M.O.T. PLAN AND HAVING IT APPROVED BY THE CITY OF WINTER PARK PRIOR TO ANY OFF-SITE CONSTRUCTION.
8. TREE PROTECTION IS REQUIRED FOR ALL TREES NOT SHOWN AS TO BE REMOVED; SEE TREE PROTECTION BARRICADE DETAIL.
9. ALL EXISTING UTILITIES LOCATED WITHIN THE CONSTRUCTION LIMITS, THAT SERVE THE EXISTING FACILITIES, SHALL BE CAPPED AND REMOVED BEFORE ANY NEW CONSTRUCTION SHALL BEGIN.
10. SEE LANDSCAPE AND DEMOLITION PLANS FOR TREE PROTECTION DETAILS.
11. CONTRACTOR SHALL ABANDON EXISTING SEPTIC TANKS AND WELLS PER THE FLORIDA ADMINISTRATIVE CODE; PERMITS SHALL BE OBTAINED FROM ORANGE COUNTY HEALTH DEPARTMENT.
12. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER, ACCEPTABLE TO THE FIRE DEPARTMENT, SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH CHAPTER 16 OF THE NFPA 1, 2006 EDITION.



NOTES:
1. FENCING SHALL BE AT LEAST 4' ABOVE GROUND AND MIN. OF 2' BELOW GRADE.
2. EACH TREE PROTECTION AREA SHALL HAVE A MINIMUM OF TWO SIGNS ATTACHED TO THE FENCE WHICH SHALL FACE TO THE EXTERIOR OF THE TREE PROTECTION AREA.

GOODLIVES WELLNESS STUDIO - CONDITIONAL USE PERMIT APPLICATION

goodlives WELLNESS STUDIO

Goodlives LLC.
N New York Ave.
Winter Park, FL 32789

T TITLE: DEMOLITION PLAN

T NUMBER: RZ-1.0

DESIGNED BY: JNS
DRAWN BY: JNS
CHECKED BY: DGG

1"=10'
0 5' 10' 20'

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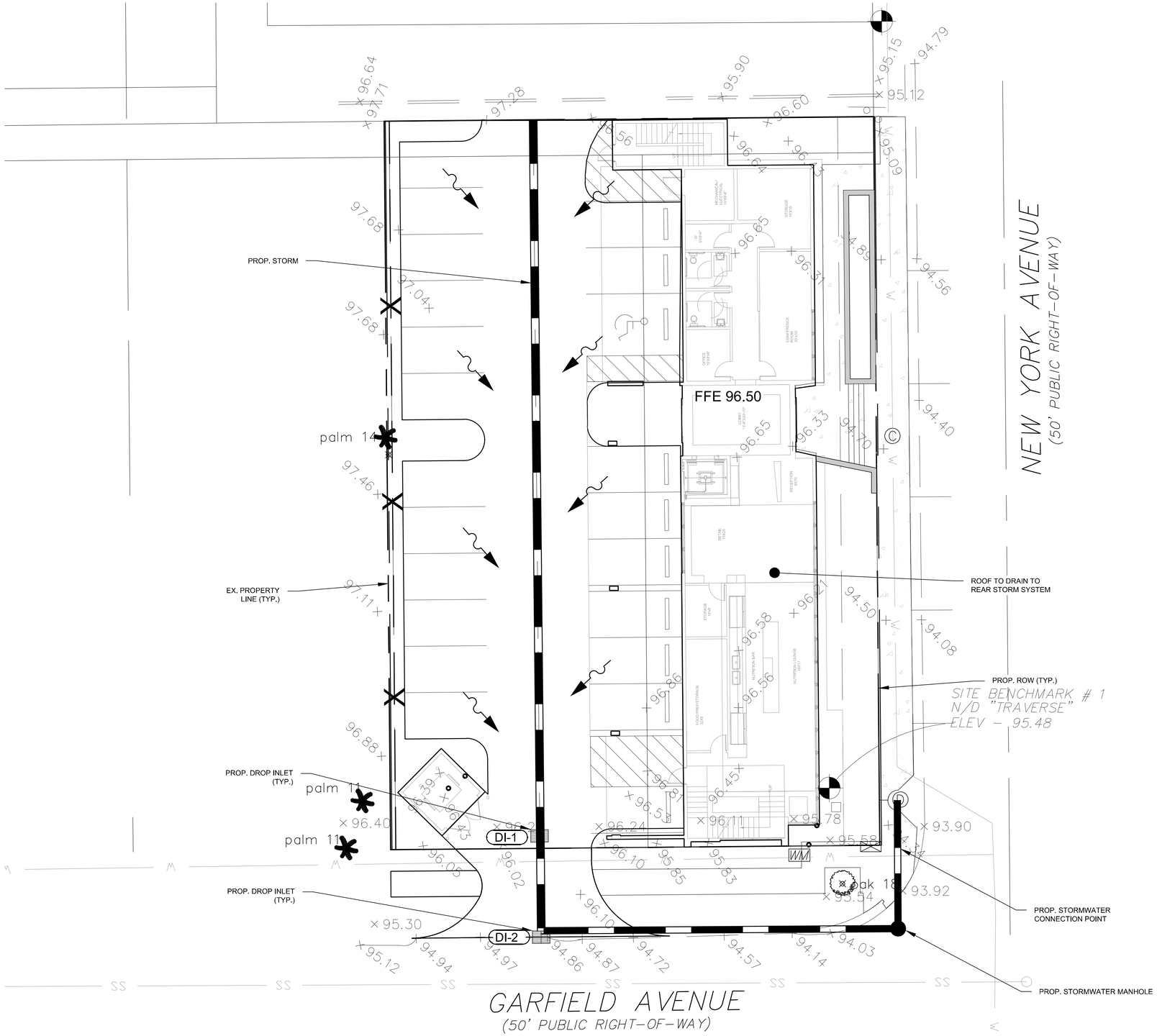

LEGEND

- PROPERTY BOUNDARY/ROW
- SET BACK
- BUFFER
- PALM TREE
- OAK TREE
- STORM MANHOLE
- STORM SEWER
- EX. STORM SEWER (ST)
- DITCH BOTTOM INLET (DI)

GOODLIVES WELLNESS STUDIO - CONDITIONAL USE PERMIT APPLICATION

goodlives WELLNESS STUDIO

Goodlives LLC.
N New York Ave.
Winter Park, FL 32789

T TITLE:
GRADING AND DRAINAGE PLAN

T NUMBER:
RZ-3.0

DESIGNED BY: JNS
DRAWN BY: JNS
CHECKED BY: DGG

1"=10'
0 5' 10' 20'

LandDesign
100 S. Orange Ave.
Suite 700
Orlando, FL 32801
P: 407.270.7800
www.landdesign.com

LandDesign. CREATING PLACES THAT MATTER.

DISCLAIMER
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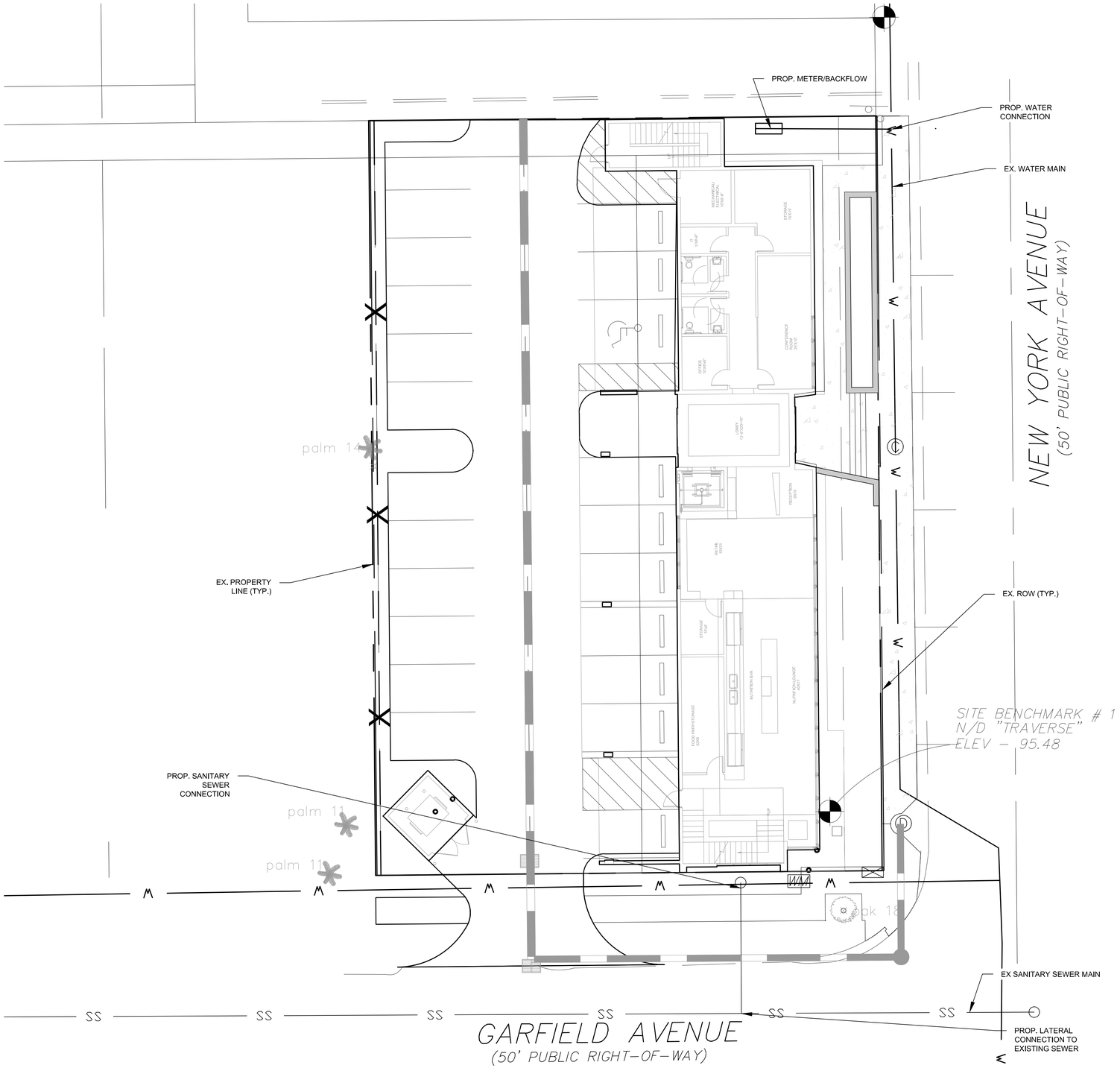
ACi Architects
955 N Pennsylvania Ave.
Winter Park, FL 32789.
P: 407.740.8405
www.acistudios.com
FL Reg. AA0002940

ACi ARCHITECTURE redefined

10.05.20



LEGEND:

- PROPERTY BOUNDARY/ROW
- EX. STORM PIPE (ST)
- EX. SANITARY SEWER (SS)
- EX. WATER MAIN (W)
- PROP. STORM SEWER
- EX. STORMWATER STRUCTURE
- EX. SANITARY SEWER MANHOLE
- PROP. WATER VALVE
- PROP. FIRE HYDRANT
- EX. CURB INLET

GOODLIVES WELLNESS STUDIO - CONDITIONAL USE PERMIT APPLICATION

goodlives WELLNESS STUDIO

Goodlives LLC.
N New York Ave.
Winter Park, FL 32789

T TITLE:

UTILITY PLAN

T NUMBER:

RZ-4.0

DESIGNED BY: JNS
DRAWN BY: JNS
CHECKED BY: DGG

1"=10'
0 5' 10' 20'

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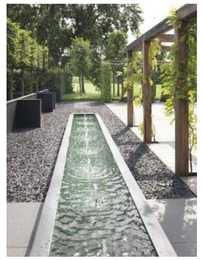
ACi ARCHITECTURE redefined

10.05.20

PROPSOSED WATER FEATURE

TOP CASCADE



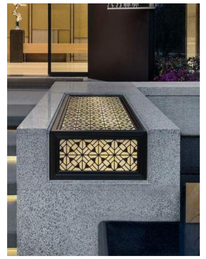
BOTTOM CASCADE

PROPOSED PROPERTY BARRIERS

PROPERTY BARRIER A

PROPOSED MAIN ENTRY

ENTRY LIGHTING



ACCENT LIGHTING

ENTRY STAIRS

PROPOSED SEAT WALL

FRONT ENTRY

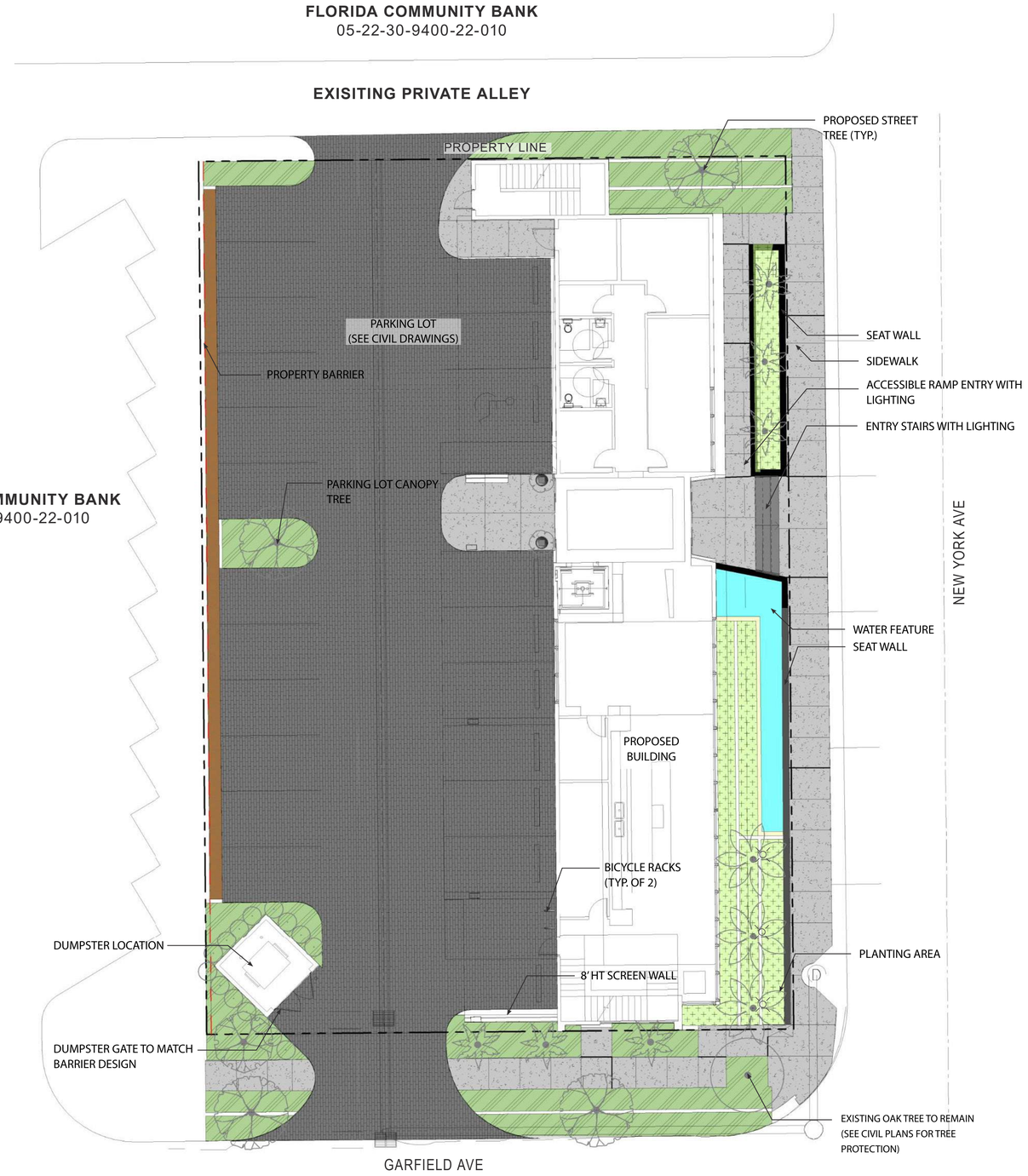
PROPOSED PARKING LOT

PAVERS

PROPOSED BICYCLE RACK

LANDSCAPE GENERAL LEGEND

- GROUND LEVEL NEW YORK ENTRY
- GROUND LEVEL PARKING LOT + STREETSCAPE PLANTING
- LEVEL 3 BUTTERFLY + HERB PLANTERS
- LEVEL 3 GENERAL PLANTING AREA
- LIGHTING



GOODLIVES WELLNESS STUDIO - CONDITIONAL USE PERMIT APPLICATION

goodlives WELLNESS STUDIO

Goodlives LLC.
N New York Ave.
Winter Park, FL 32789

SHEET TITLE:
HARDSCAPE PLAN - GROUND LEVEL

SHEET NUMBER:
L - 1.0

DESIGNED BY: CK
DRAWN BY: BET
CHECKED BY: KMS

SCALE: 1" = 10'

5 0' 5 10 20

LandDesign
100 S. Orange Ave.
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ACi ARCHITECTURE redefined

10.05.20

SHRUB & GROUNDCOVER SCHEDULE

BOTANICAL NAME	COMMON NAME
GROUND LEVEL NEW YORK ENTRY	
AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE
AGAVE PEDUNCULIFERA	SOFT TIP AGAVE
ARCHIA GLABRATA 'GOLDEN GLORY'	**PERENNIAL PEANUT**
ASPIDISTRA ELATIOR	CAST IRON PLANT
CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS
CYPRUS PAPYRUS	PAPYRUS
MUHLENBERGIA CAPILLARIS	**PINK MUHLY GRASS**
OPHIOPOGON JAPONICUS	MONDO GRASS
OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS
GROUND LEVEL PARKING LOT + STREETSCAPE PLANTING	
LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE
MIMOSA PUDICA	MIMOSA
PODOCARPUS MACROPHYLLUS	PODOCARPUS
RUSSESLIA EQUISETIFORMIS	FIRECRACKER PLANT
SPARTINA BAKERI	**SAND CORDGRASS**
TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE
LEVEL 3 BUTTERFLY + HERB PLANTERS	
ASCLEPIAS TUBEROSA	ORANGE MILKWEED
ASPARAGUS AETHIOPICUS	FOXTAIL FERN
BUDDLEJA DAVIDII	BUTTERFLY BUSH
CORIANDRUM SATIVUM	CILANTRO
ECHINACEA PURPUREA	**PURPLE CONEFLOWER**
GAILLARDIAPULCHELLA	**BLANKET FLOWER**
HIBISCUS COCCINEUS	**SCARLET ROSEMALLOW**
LAVANDULA ANGUSTIFOLIA	LAVENDER
LOBELIA CARDINALS	**CARDINAL FLOWER**
MENTHA SPICATA	MINT
OCIMIM BASILICUM	BASIL
SALVIA ROSMARINUS	ROSEMARY
SISTRINCHIUM ANGUSTIFOLIUM	**POINTED BLUE EYED-GRASS**
ZEPHYRANTHES ROSEA	RAIN LILY
LEVEL 3 GENERAL PLANTING AREA	
AGAVE PEDUNCULIFERA	SOFT TIP AGAVE
DRACAENA TRIFASCIATA	MOTHER-IN-LAW'S TONGUE
MIMOSA PUDICA	MIMOSA
PENSTEMON MULTIFLORUS	**MANYFLOWER BEARDTONGUE**
PODOCARPUS MACROPHYLLUS 'PRINGLES'	DWARF PRINGLES PODOCARPUS
RUSSESLIA EQUISETIFORMIS	FIRECRACKER PLANT
YUCCA FILAMENTOSA	**SILK GRASS**

NOTE:
1. PLANTS IN **BOLD** ARE **FLORIDA NATIVE**
2. SEE SHEET 5 & 6 FOR PLANT IMAGERY

TREE SCHEDULE

BOTANICAL NAME	COMMON NAME
GROUND LEVEL NEW YORK ENTRY	
ACOELORRHAPHE WRIGHTII	PAUROTIS PALM
ROYSTONEA REGIA	ROYAL PALM
GROUND LEVEL PARKING LOT + STREETSCAPE PLANTING	
LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE
QUERCUS VIRGINIANA 'CATHEDRAL'	**CATHEDRAL LIVE OAK**
LEVEL 3 BUTTERFLY + HERB PLANTERS	
CASSIA FISTULA	CASSIA
LEVEL 3 GENERAL PLANTING AREA	
ELAEOCARPUS GANITRUS	ELAEOCARPUS
PRUNUS ANGUSTIFOLIA	**CHICKSAW PLUM**
VITEX AGNUS-CASTUS	VITEX

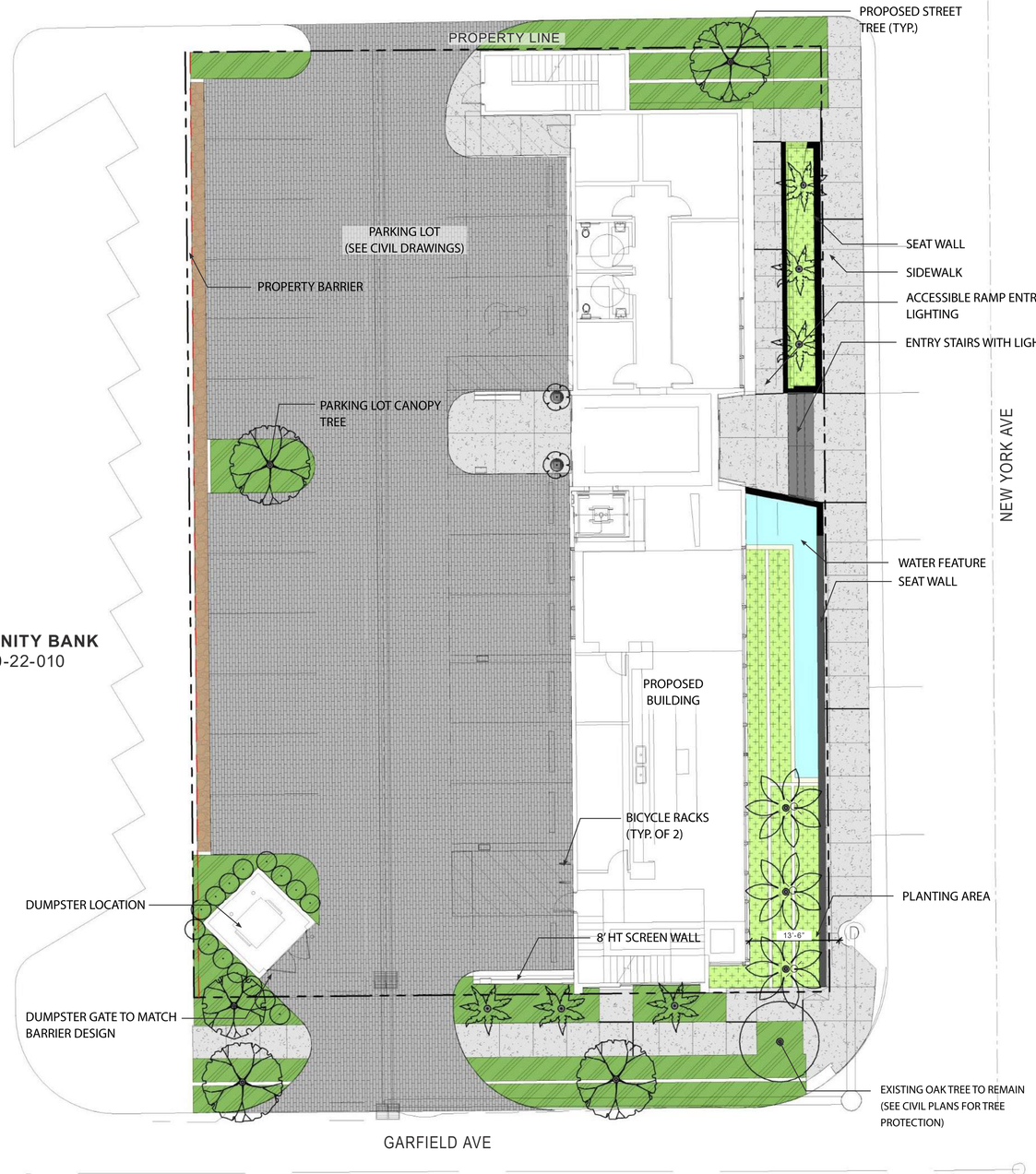
SPECIMEN SHRUB SCHEDULE

BOTANICAL NAME	COMMON NAME
GROUND LEVEL NEW YORK ENTRY	
STRELITZIA PARVIFOLIA	ORANGE BIRD OF PARADISE

GENERAL LEGEND

- GROUND LEVEL NEW YORK ENTRY
- GROUND LEVEL PARKING LOT + STREETSCAPE PLANTING
- LEVEL 3 BUTTERFLY + HERB PLANTERS
- LEVEL 3 GENERAL PLANTING AREA
- LIGHTING

EXISTING SITE CANOPY TREES



GOODLIVES WELLNESS STUDIO - CONDITIONAL USE PERMIT APPLICATION

goodlives WELLNESS STUDIO

Goodlives LLC.
N New York Ave.
Winter Park, FL 32789

SHEET TITLE:
LANDSCAPE PLAN - GROUND LEVEL

SHEET NUMBER:
L - 2.0

DESIGNED BY: CK
DRAWN BY: BET
CHECKED BY: KMS

SCALE: 1" = 10'
5 0' 5 10 20

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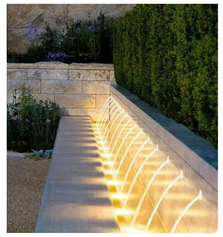
ACi ARCHITECTURE redefined

10.05.20

PROPOSED FIRE ELEMENT

PROPOSED WATER FEATURE



PROPOSED COUNTER SEATING

PROPOSED BUILT-IN SEATING

PROPOSED SURFACE MATERIALS

TILE

WOOD

SYNTHETIC TURF

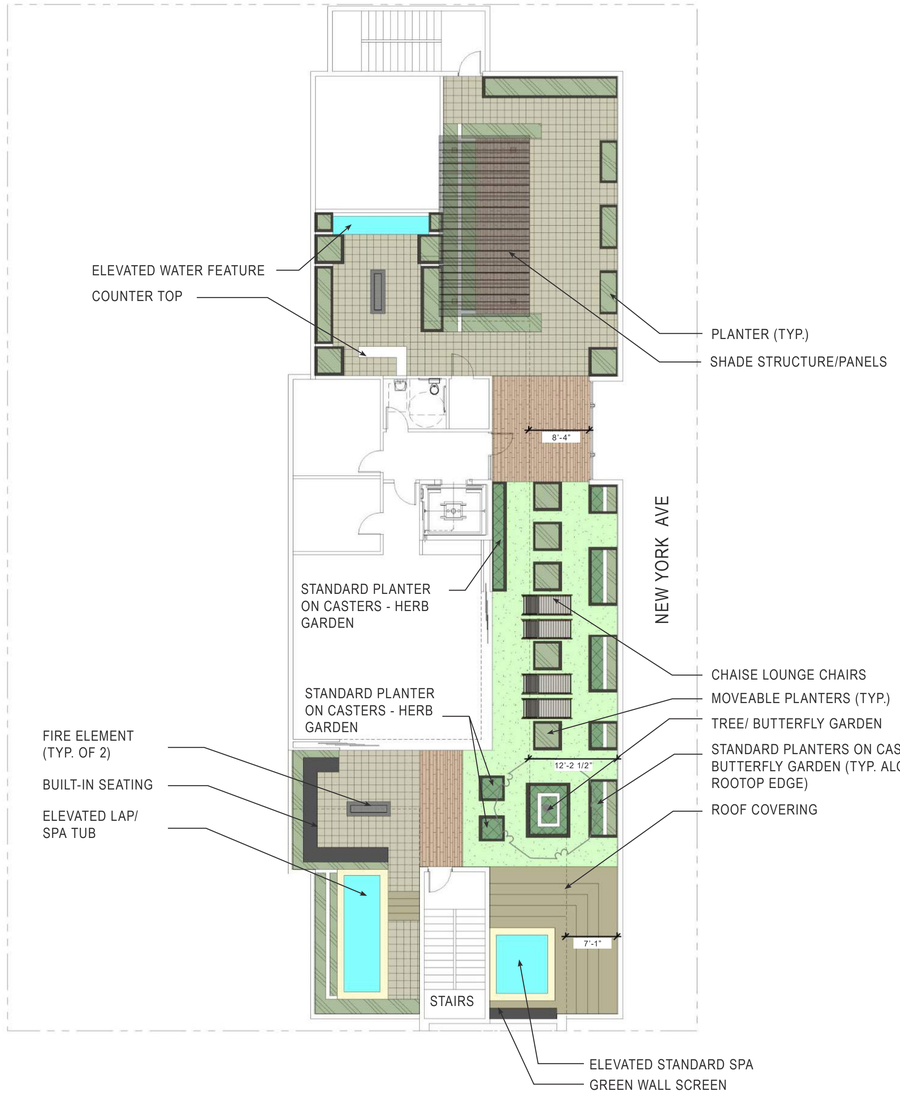
PROPOSED GREEN WALL

PROPOSED SPA

PROPOSED SHADE STRUCTURE

GENERAL LEGEND

- GROUND LEVEL NEW YORK ENTRY
- GROUND LEVEL PARKING LOT + STREETSCAPE PLANTING
- LEVEL 3 BUTTERFLY + HERB PLANTERS
- LEVEL 3 GENERAL PLANTING AREA
- LIGHTING



GOODLIVES WELLNESS STUDIO - CONDITIONAL USE PERMIT APPLICATION

goodlives WELLNESS STUDIO

Goodlives LLC.
N New York Ave.
Winter Park, FL 32789

SHEET TITLE:
HARDSCAPE PLAN - LEVEL 3

SHEET NUMBER:
L - 3.0

DESIGNED BY: CK
DRAWN BY: BET
CHECKED BY: KMS

SCALE: 1" = 10'

5 0' 5 10 20

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ACi ARCHITECTURE redefined

10.05.20

SHRUB & GROUNDCOVER SCHEDULE

BOTANICAL NAME	COMMON NAME
GROUND LEVEL NEW YORK ENTRY	
AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE
AGAVE PEDUNCULIFERA	SOFT TIP AGAVE
ARCHIA GLABRATA 'GOLDEN GLORY'	**PERENNIAL PEANUT**
ASPIDISTRA ELATIOR	CAST IRON PLANT
CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS
CYPRUS PAPYRUS	PAPYRUS
MUHLENBERGIA CAPILLARIS	**PINK MUHLY GRASS**
OPHIOPOGON JAPONICUS	MONDO GRASS
OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS
GROUND LEVEL PARKING LOT + STREETSCAPE PLANTING	
LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE
MIMOSA PUDICA	MIMOSA
PODOCARPUS MACROPHYLLUS	PODOCARPUS
RUSSESLIA EQUISETIFORMIS	FIRECRACKER PLANT
SPARTINA BAKERI	**SAND CORDGRASS**
TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE
LEVEL 3 BUTTERFLY + HERB PLANTERS	
ASCLEPIAS TUBEROSA	ORANGE MILKWEED
ASPARAGUS AETHIOPICUS	FOXTAIL FERN
BUDDLEJA DAVIDII	BUTTERFLY BUSH
CORIANDRUM SATIVUM	CILANTRO
ECHINACEA PURPUREA	**PURPLE CONEFLOWER**
GAILLARDIAPULCHELLA	**BLANKET FLOWER**
HIBISCUS COCCINEUS	**SCARLET ROSEMALLOW**
LAVANDULA ANGUSTIFOLIA	LAVENDER
LOBELIA CARDINALS	**CARDINAL FLOWER**
MENTHA SPICATA	MINT
OCIMIM BASILICUM	BASIL
SALVIA ROSMARINUS	ROSEMARY
SISTRINCHIUM ANGUSTIFOLIUM	**POINTED BLUE EYED-GRASS**
ZEPHYRANTHES ROSEA	RAIN LILY
LEVEL 3 GENERAL PLANTING AREA	
AGAVE PEDUNCULIFERA	SOFT TIP AGAVE
DRACAENA TRIFASCIATA	MOTHER-IN-LAW'S TONGUE
MIMOSA PUDICA	MIMOSA
PENSTEMON MULTIFLORUS	**MANYFLOWER BEARDTONGUE**
PODOCARPUS MACROPHYLLUS 'PRINGLES'	DWARF PRINGLES PODOCARPUS
RUSSESLIA EQUISETIFORMIS	FIRECRACKER PLANT
YUCCA FILAMENTOSA	**SILK GRASS**

TREE SCHEDULE

BOTANICAL NAME	COMMON NAME
GROUND LEVEL NEW YORK ENTRY	
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ROYSTONEA REGIA	ROYAL PALM
GROUND LEVEL PARKING LOT + STREETSCAPE PLANTING	
LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE
QUERCUS VIRGINIANA 'CATHEDRAL'	**CATHEDRAL LIVE OAK**
LEVEL 3 BUTTERFLY + HERB PLANTERS	
CASSIA FISTULA	CASSIA
LEVEL 3 GENERAL PLANTING AREA	
ELAEOCARPUS GANITRUS	ELAEOCARPUS
PRUNUS ANGUSTIFOLIA	**CHICKSAW PLUM**
VITEX AGNUS-CASTUS	VITEX

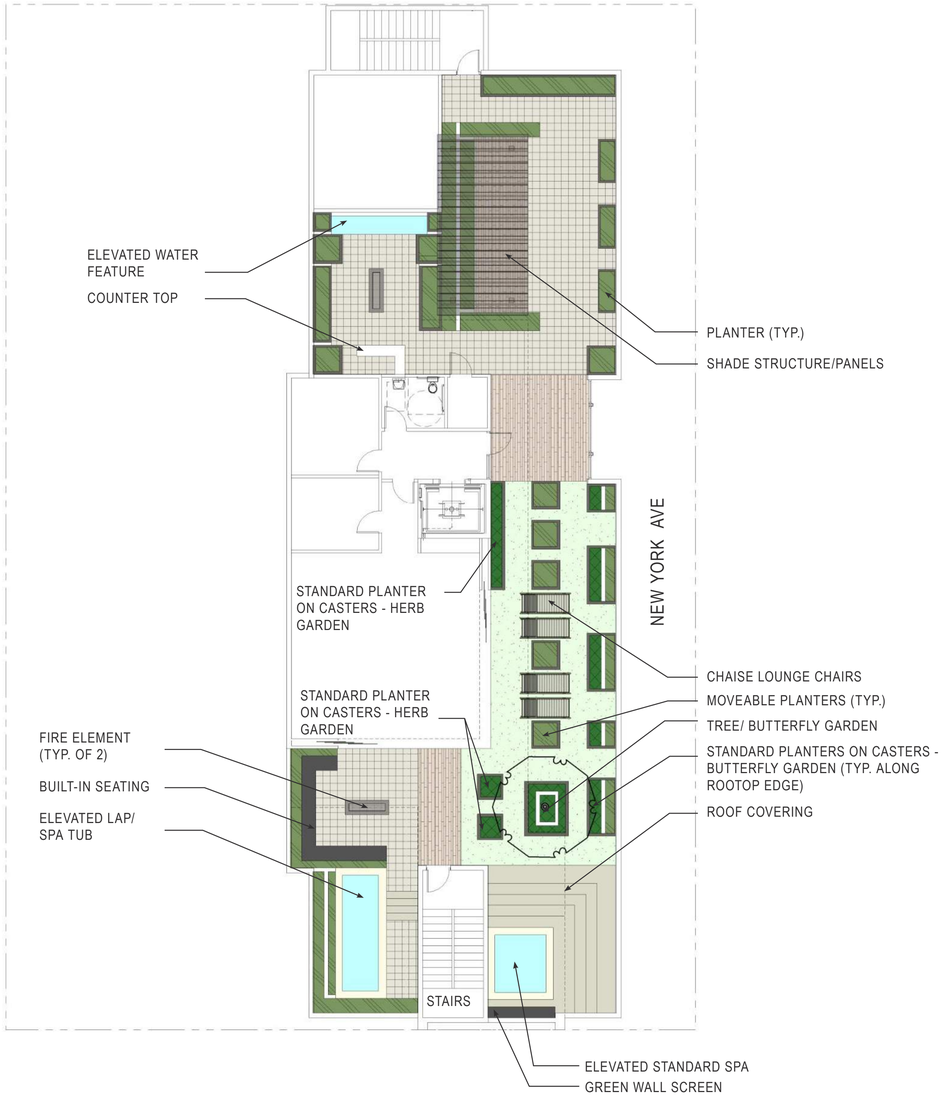
SPECIMEN SHRUB SCHEDULE

BOTANICAL NAME	COMMON NAME
GROUND LEVEL NEW YORK ENTRY	
STRELITZIA PARVIFOLIA	ORANGE BIRD OF PARADISE

NOTE:
1. PLANTS IN **BOLD** ARE **FLORIDA NATIVE**
2. SEE SHEET 5 & 6 FOR PLANT IMAGERY

GENERAL LEGEND

- GROUND LEVEL NEW YORK ENTRY
- GROUND LEVEL PARKING LOT + STREETSCAPE PLANTING
- LEVEL 3 BUTTERFLY + HERB PLANTERS
- LEVEL 3 GENERAL PLANTING AREA
- LIGHTING



PROPSED PLANTER POTS

GOODLIVES WELLNESS STUDIO - CONDITIONAL USE PERMIT APPLICATION

goodlives WELLNESS STUDIO

Goodlives LLC.
N New York Ave.
Winter Park, FL 32789

SHEET TITLE:
LANDSCAPE PLAN - LEVEL 3

SHEET NUMBER:
L - 4.0

DESIGNED BY: CK
DRAWN BY: BET
CHECKED BY: KMS

SCALE: 1" = 10'
5 0' 5 10 20

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ACi ARCHITECTURE redefined

10.05.20

GROUND LEVEL NEW YORK ENTRY

TREES

ACOELORRHAPHE WRIGHTII
PAUROTIS PALM

WODYETIA BIFURCATA
FOXTAIL PALM

SHRUBS

AGAVE ATTENUATA
BLUE GLOW AGAVE

AGAVE PEDUNCULIFERA
SOFT TIP AGAVE

ARACHIS GLABRATA
PERENNIAL PEANUT

ASPIDISTRA ELATIOR
CAST IRON PLANT

CALAMAGROSTIS ACUTIFLORA
FEATHER REED GRASS

CYPERUS PAPYRUS
PAPYRUS

MUHLENBERGIA CAPILLARIS
PINK MUHLY GRASS

SPECIMEN SHRUB

OPHIOPOGON JAPONICUS
MONDO GRASS

OPHIOPOGON PLANISCAPUS
BLACK MONDO GRASS

STRELITZIA REGINAE
ORANGE BIRD OF PARADISE

PARKING LOT + STREETSCAPE PLANTING

TREES

LAGERSTROEMIA NATCHEZ
WHITE CRAPE MYRTLE

QUERCUS VIRGINIANA
'CATHEDRAL'
CATHEDRAL LIVE OAK

SHRUBS

LIRIOPE MUSCARI ' EMERALD GODDESS'
EMERALD GODDESS LIRIOPE

MIMOSA PUDICA
MIMOSA

PODOCARPUS MACROPHYLUS
PODOCARPUS

CROSSANDRA INFUNDIBULIFORMIS
FIRECRACKER

SPARTINA BAKERI
SAND CORDGRASS

TRACHELOSPERMUM ASIATICUM
ASIATIC JASMINE

LEVEL 3 BUTTERFLY + HERB PLANTERS

TREES

CASSIA FISTULA
CASSIA

SHRUBS

ASCLEPIAS TUBEROSA
ORANGE MILKWEED

ASPARAGUS AETHIOPICUS
FOXTAIL FERN

BUDDLEJA DAVIDII
BUTTERFLY BUSH

CORIANDRUM SATIVUM
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ECHINACEA PURPUREA
PURPLE CONE FLOWER

GARILLARDIA ARISTATA
BLANKET FLOWER

HIBISCUS COCCINEUS
SCARLET ROSEMALLOW

LAVANDULA ANGUSTIFOLIA
LAVENDER

LOBELIA CARDINALIS
CARDINAL FLOWER

MENTHA SPICATA
MINT

OCIMUM BASILICUM
BASIL

SALVIA ROSMARINUS
ROSEMARY

SISYRINCHIUM ANGUSTIFOLIUM
POINTED BLUE EYED GRASS

ZEPHYRANTHES ROSEA
RAIN LILY

NOTE:
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Winter Park, FL 32789

SHEET TITLE:
PLANT IMAGERY

SHEET NUMBER:
L - 5.0

DESIGNED BY: CK
DRAWN BY: BET
CHECKED BY: KMS

SCALE: 1" = 10'

5 0' 5 10 20

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ACi ARCHITECTURE redefined

10.05.20

LEVEL 3 GENERAL PLANTING AREA

TREES

ELAEOCARPUS GANITRUS
ELAEOCARPUS

PRUNUS ANGUSTIFOLIA
CHICKSAW PLUM

VITEX AGNUS-CASTUS
VITEX

SHRUBS

AGAVE PEDUNCULIFERA
SOFT TIP AGAVE

DRACAENA TRIFASCIATA
MOTHER IN LAW'S TONGUE

MIMOSA PUDICA
MIMOSA

PENSTEMON MULTIFLORUS
MANYFLOWER BEARDTONGUE

PODOCARPUS MACROPHYLLYS
'PRINGLES DWARF'
PRINGLES PODOCARPUS

CROSSANDRA INFUNDIBULIFORMIS
FIRECRACKER

YUCCA FILAMENTOSA
SILK GRASS

NOTE:
1. PLANTS IN **BOLD** ARE **FLORIDA NATIVE**

GOODLIVES WELLNESS STUDIO - CONDITIONAL USE PERMIT APPLICATION

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Winter Park, FL 32789

SHEET TITLE:
PLANT IMAGERY

SHEET NUMBER:
L - 6.0

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5 0' 5 10 20

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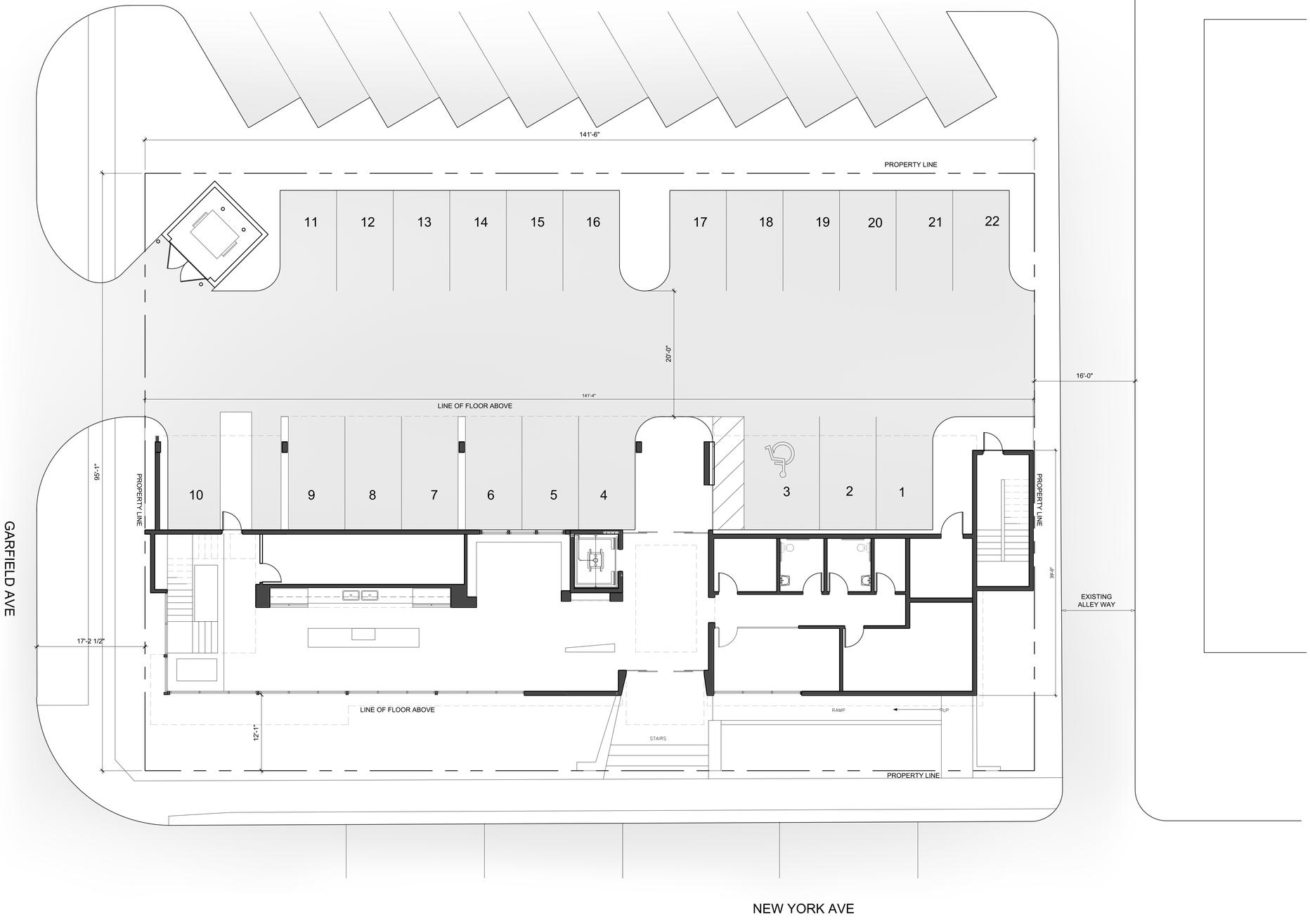
ACi ARCHITECTURE *redefined*

10.05.20



GOODLIVES WELLNESS STUDIO - CONDITIONAL USE PERMIT APPLICATION

ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"

0' 2' 4' 8' 16'

N

goodlives WELLNESS STUDIO

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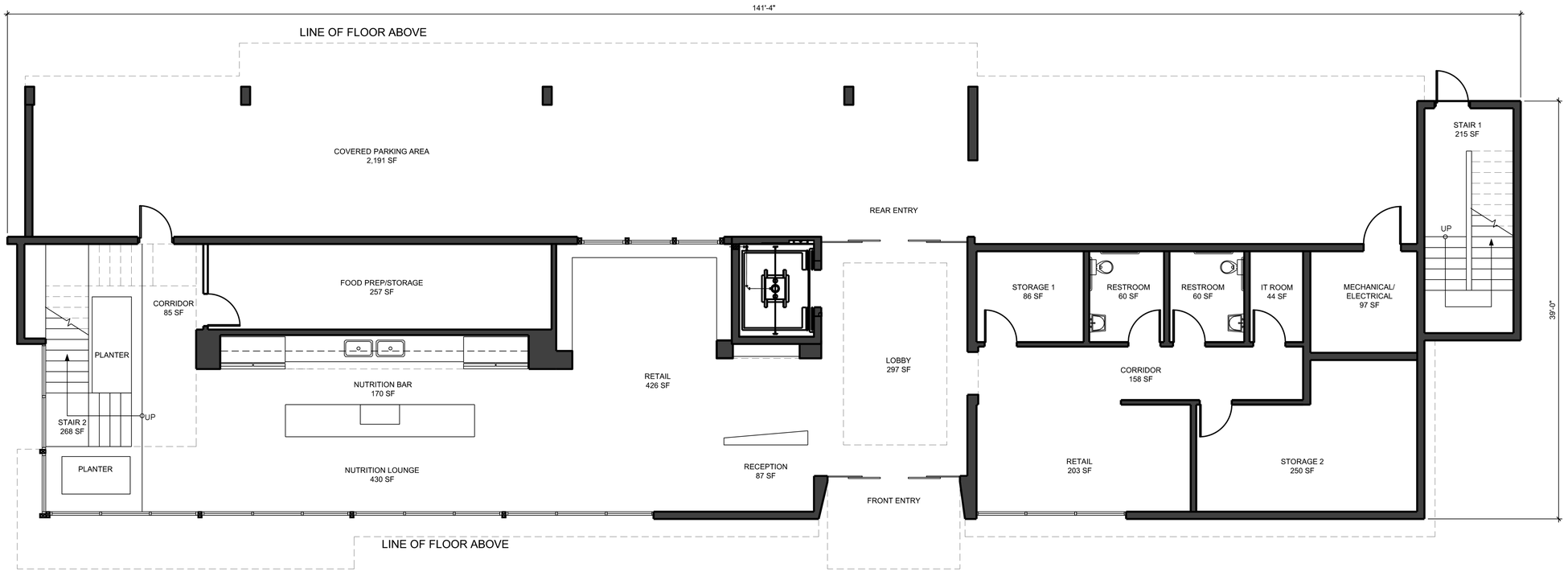
10.05.20



1 GROUND FLOOR PLAN
SECONDARY TEXT (ERASE IF NOT NEEDED) 3/16"=1'-0"

N

0' 3' 6' 12'

GROUND LEVEL

SCALE: 3/16" = 1'-0"

0' 3' 6' 12'

N

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1 SECOND FLOOR PLAN
3/16"=1'-0"

N

0' 3' 6' 12'

SECOND LEVEL

SCALE: 3/16" = 1'-0"

0' 3' 6' 12'

N

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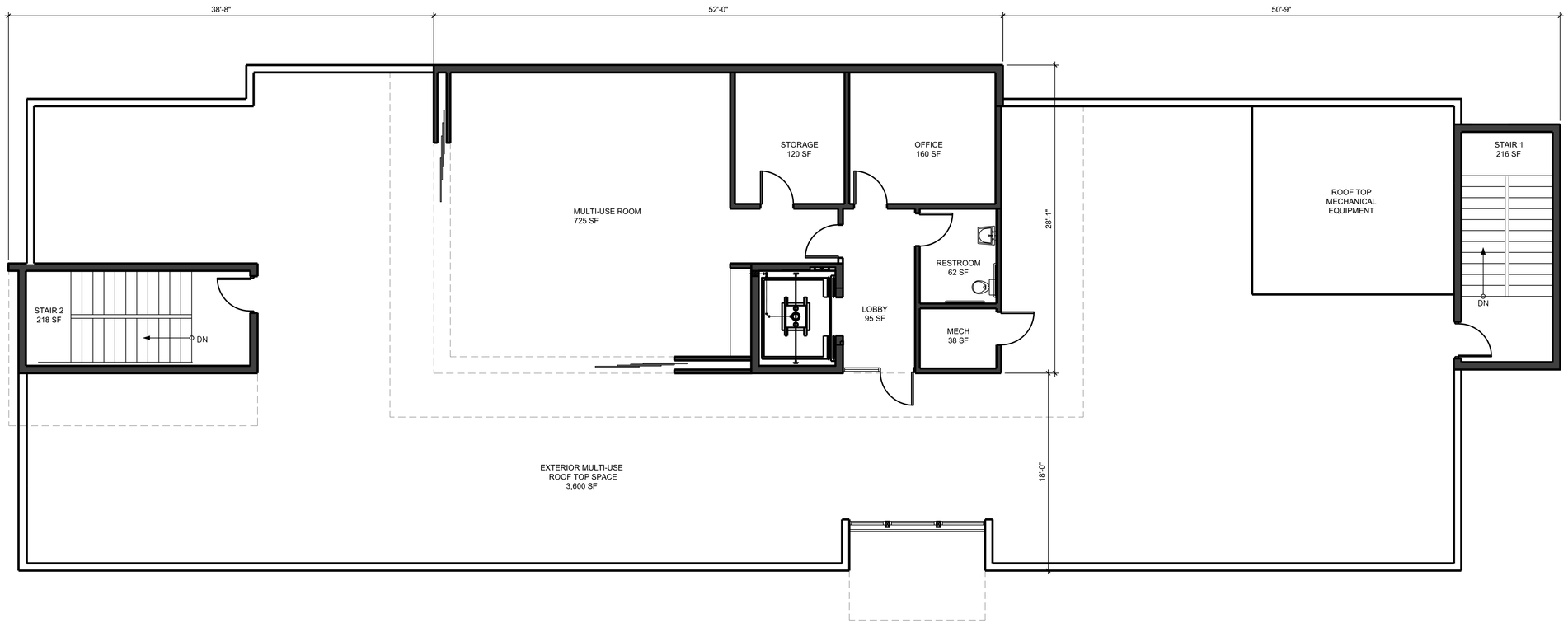

1 ROOF LEVEL PLAN
3/16"=1'-0"

N

0' 3' 6' 12'

ROOF LEVEL

SCALE: 3/16" = 1'-0"

0' 3' 6' 12'

N

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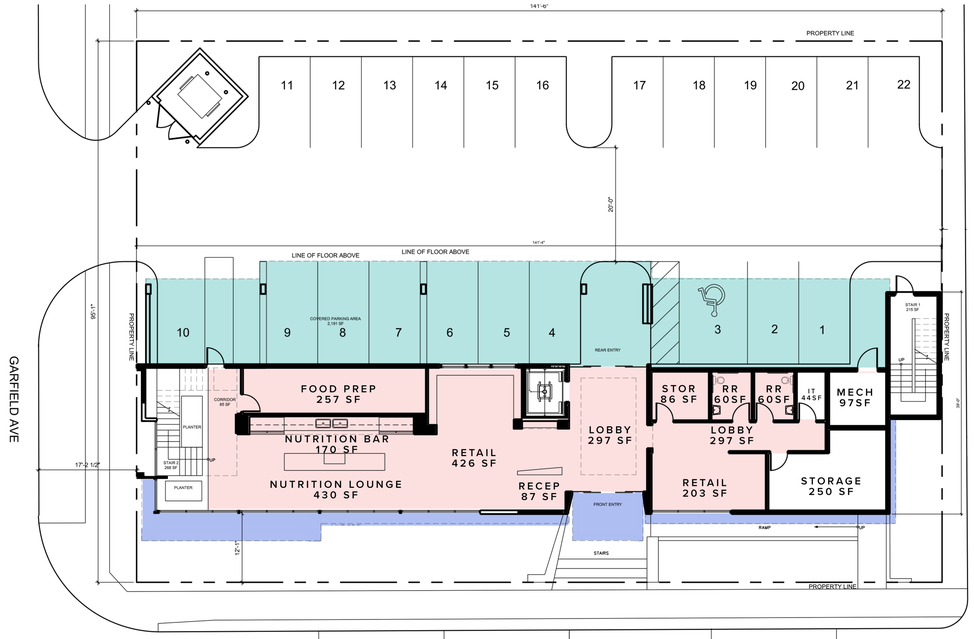
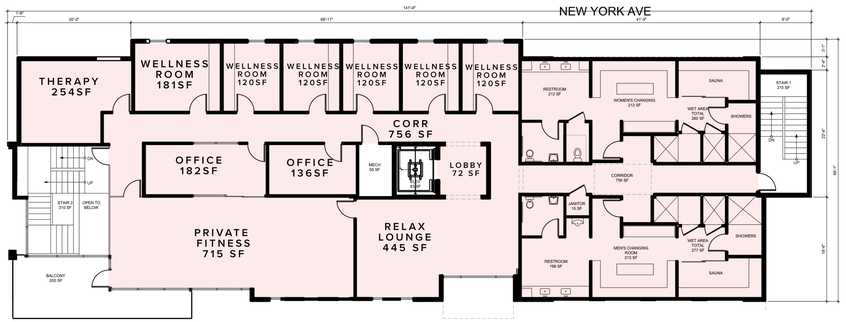
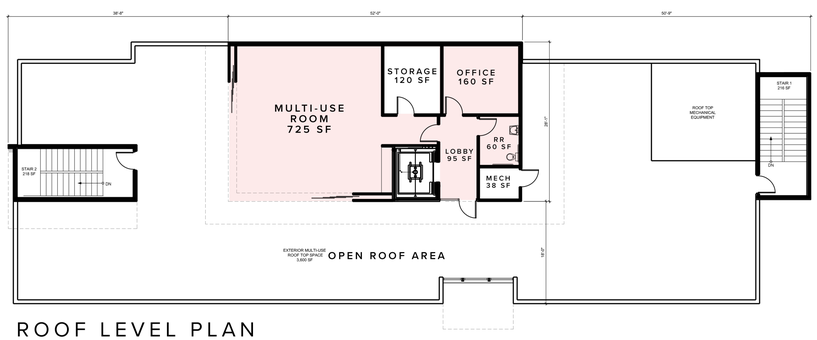


GROUND LEVEL PLAN



SECOND LEVEL PLAN



ROOF LEVEL PLAN

AREA USED FOR PARKING REQUIREMENT

COVERED PARKING AREA 2,191 SF

COVERED AREA, FLOOR ABOVE 433 SF

PROPOSED SQUARE FOOTAGE		
FIRST LEVEL	6,168	INCLUDES COVERED AREA
SECOND LEVEL	6,016	INCLUDES BALCONY
THIRD LEVEL	1,885	
TOTAL	14,069	GROSS SQUARE FOOT
	11,245	NET SQUARE FOOT

EXISTING BUILDING	NEW BLDG	GROSS SQUARE FOOT	COVERED PARKING & COVERED AREA	STAIRS, WALLS, ELEVATOR	STORAGE, MECHANICAL, BALCONY	NET SQUARE FOOT
(12)EXISTING PARKING SPACES ARE VESTED FOR CURRENT SQUARE FOOTAGE OF THE EXISTING BUILDING	FIRST	6,168	-2,624	-890	-391	2,263
	SECOND	6,016		-927	-255	4,834
	THIRD	1,885		-685	-203	997
EXISTING BUILDING TOTAL = 4,600 GSF	TOTAL	14,069	-2,624	-2,502	-849	=8,094
	THE TOTAL PROPOSED NET AREA IS LARGER THAN THE EXISTING BUILDING GROSS BY 3,494 SF. THEREFORE THE ADDITIONAL PARKING REQUIRED WILL BE 10 SPACES FOR A TOTAL OF 22 SPACES					

PARKING REQUIRED = 22 SPACES

PARKING PROPOSED = 22 SPACES

PARKING PLAN

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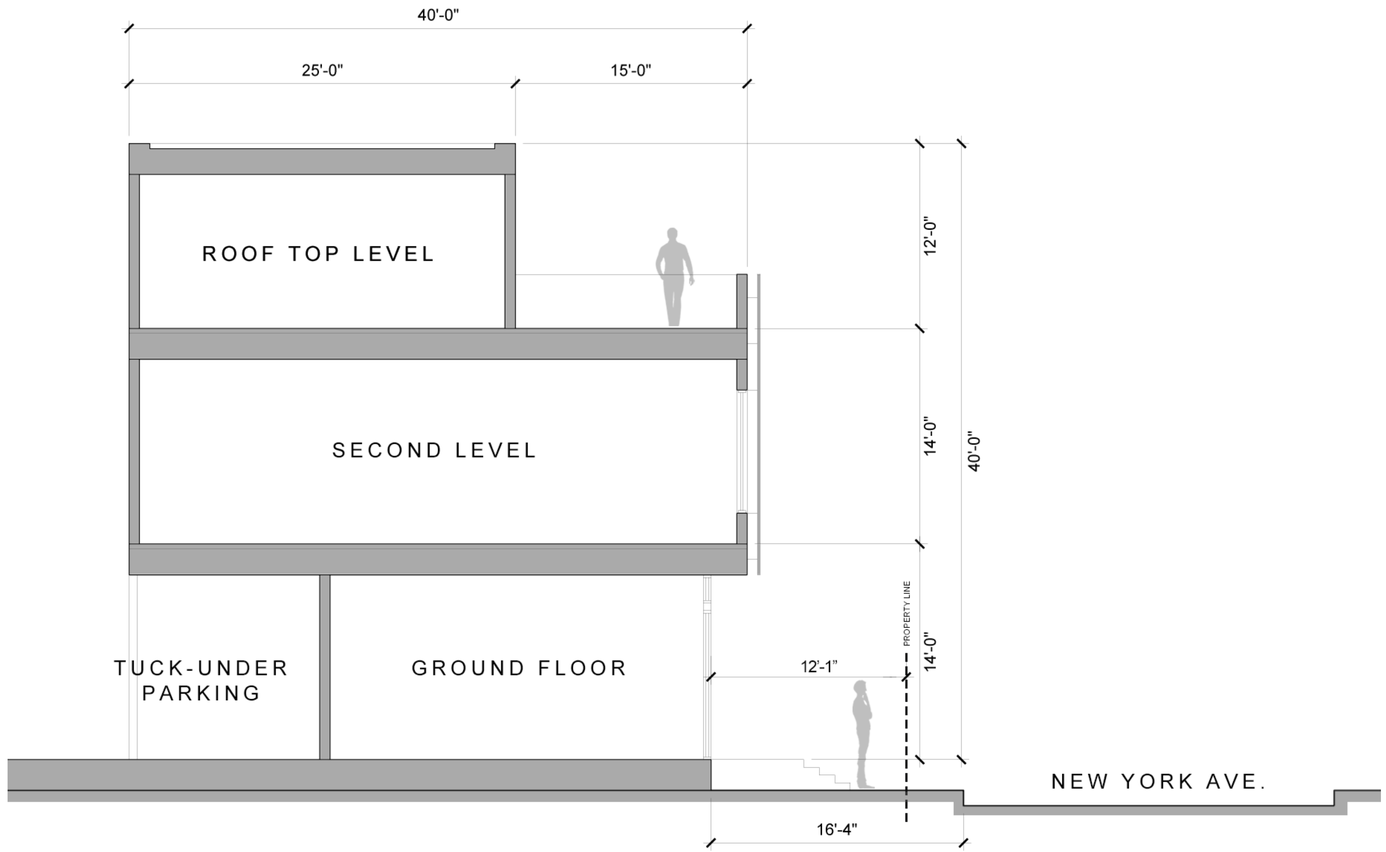

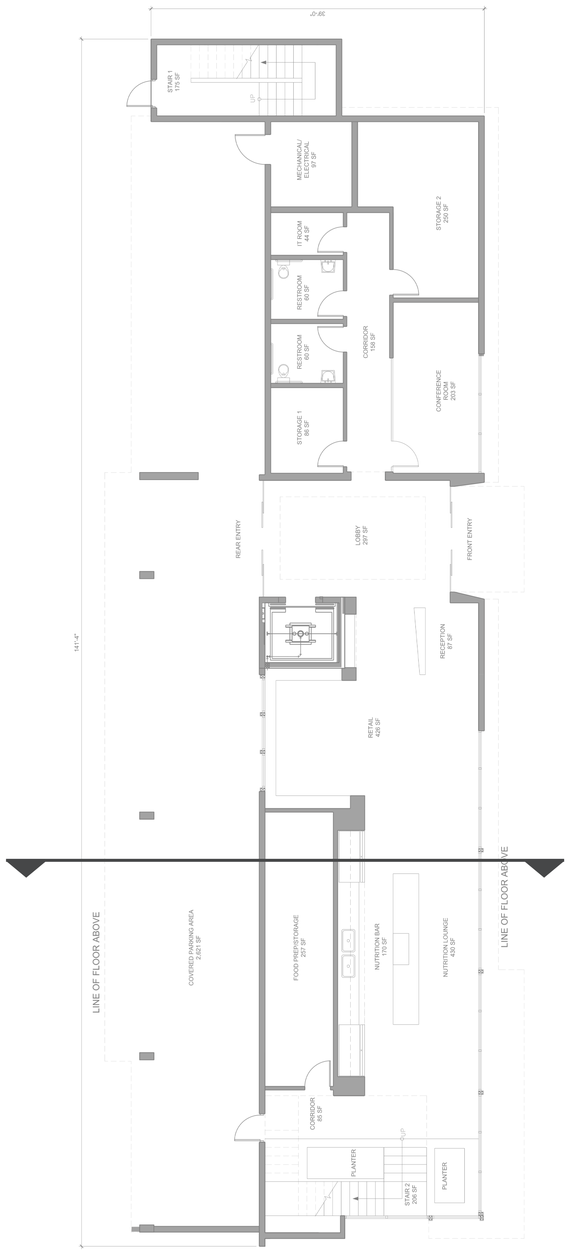

CONCEPT SECTION

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10.05.20

CONCEPT EAST ELEVATION ALONG NEW YORK AVE

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CONCEPT WEST ELEVATION VIEW FROM GUEST PARKING

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ACi ARCHITECTURE redefined

10.05.20

CONCEPT SOUTH ELEVATION ALONG GARFIELD AVE & NORTH ELEVATION ALONG ALLEY

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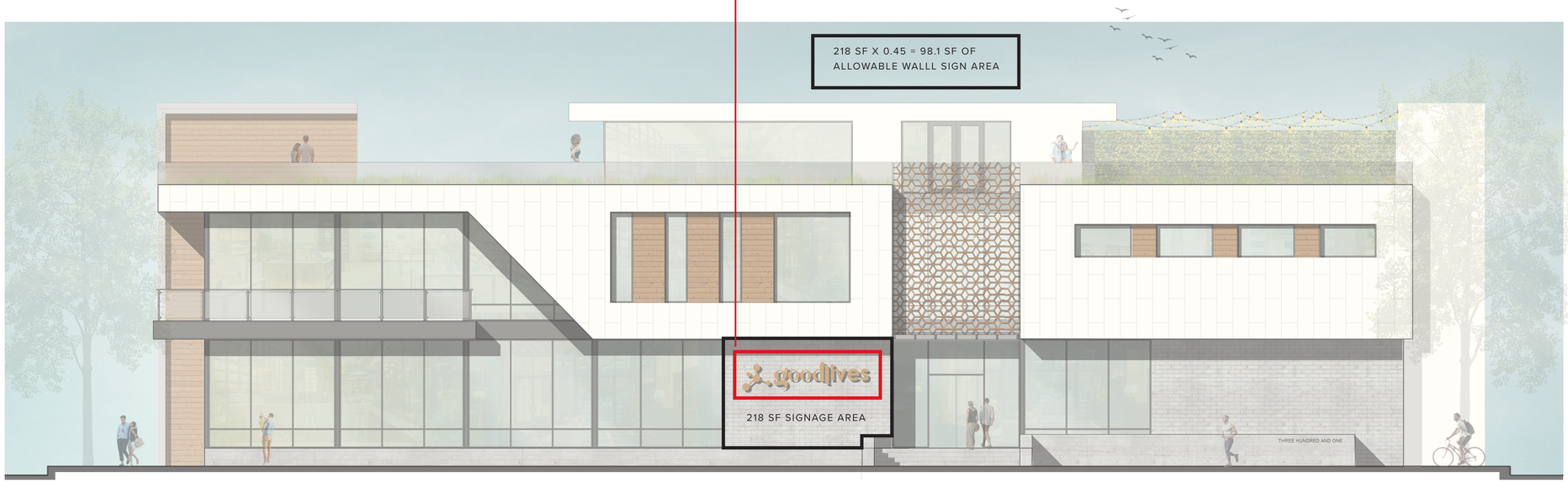

PER CWP MUNICODE 58.124:
- C-2 DISTRICTS ARE PERMITTED A MAXIMUM OF TWO SIGNS INDICATING THE BUSINESS... WHERE ONE OCCUPANCY HAS TWO SIGNS, ONLY THE FOLLOWING COMBINATIONS OF SIGN TYPES SHALL BE PERMITTED: **ONE PROJECTING SIGN AND ONE WALL OR CANOPY SIGN**

PER CWP MUNICODE 58.126 WALL SIGNS:
- SIGNABLE AREA DETERMINATION: THE **OCCUPANCY DISPLAYING A WALL SIGN SHALL DETERMINE THE SIGNABLE AREA BY CHOOSING ONE SUCH AREA ON THE BUILDING FACADE AND BY THEN CALCULATING THE NUMBER OF SQUARE FEET WHICH ARE ENCLOSED BY AN IMAGINARY RECTANGLE OR SQUARE WHICH IS DRAWN AROUND THIS AREA.**

- AREA LIMITS: IN ALL CASES, WALL SIGN AREAS REFER TO THE AREA OF COPY RATHER THAN THE AREA OF THE BACKGROUND. ITEM 1) STATES, **WHERE AN OCCUPANCY HAS NO GROUND, ROOF OR PROJECTING SIGN ON THE SAME PREMISES, 45 PERCENT OF THE SIGNABLE AREA MAY BE USED FOR COPY.**

PER CWP MUNICODE 58.24, ITEM 6: BACK-LIT HALO SIGN LETTERING IS PERMITTED, HOWEVER, THE LIGHT COLOR MUST BE WHITE OR SUBDUED AND MUTED SUCH AS A PASTEL SHADE.

PER CWP MUNICODE 58-131. - SPECIAL SITUATIONS.
(B) MULTIPLE FRONTAGES. IF A BUILDING HAS FRONTAGE ON TWO OR MORE STREETS, EACH FRONTAGE SHALL BE SEPARATELY CONSIDERED FOR THE PURPOSES OF DETERMINING COMPLIANCE WITH THE PROVISIONS OF THESE REGULATIONS. HOWEVER, THE PERMITTED SIGN AREA FOR ONE FRONTAGE SHALL NOT BE COMBINED WITH ANOTHER FRONTAGE TO PLACE THE COMBINED SIGN AREA ON ONE FRONTAGE. NEITHER SHALL THIS SECTION BE CONSTRUED TO SUPERSEDE THE PROVISIONS LIMITING AND RESTRICTING THE USE OF TEMPORARY SIGNS FOR BUILDINGS WITH MULTIPLE FRONTAGES AFTER SEPTEMBER 1, 1983.

EAST & WEST ELEVATION SIGNAGE

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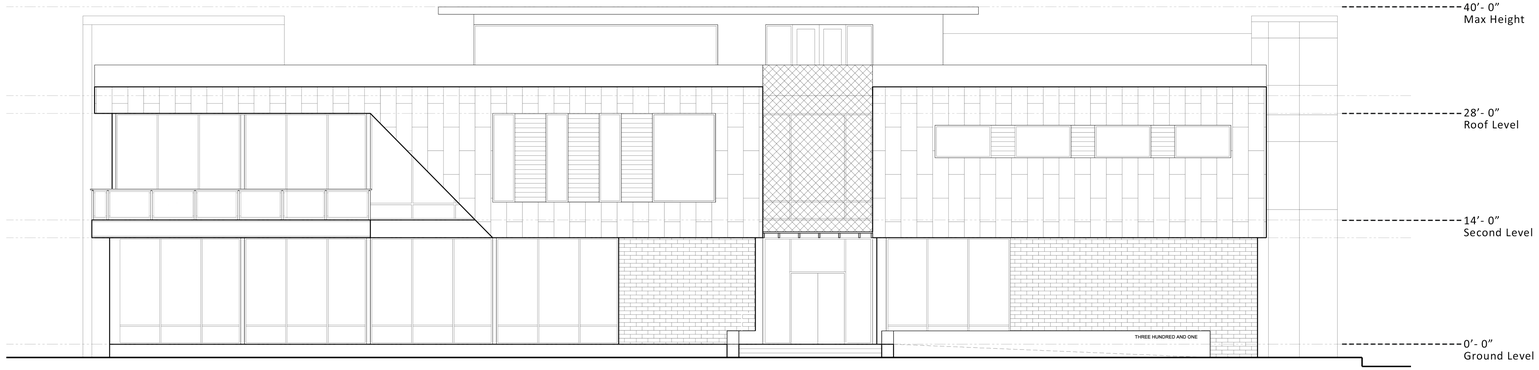
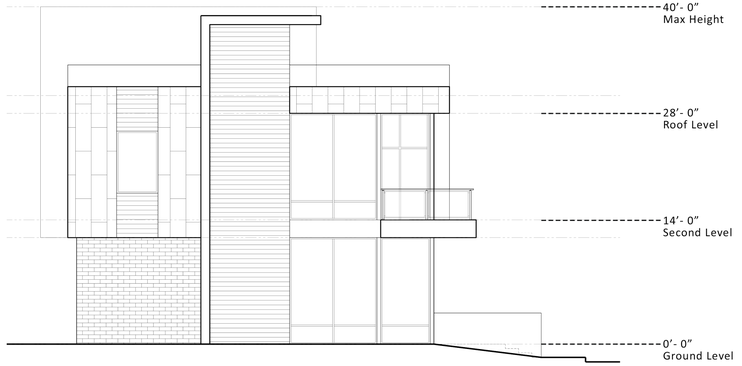
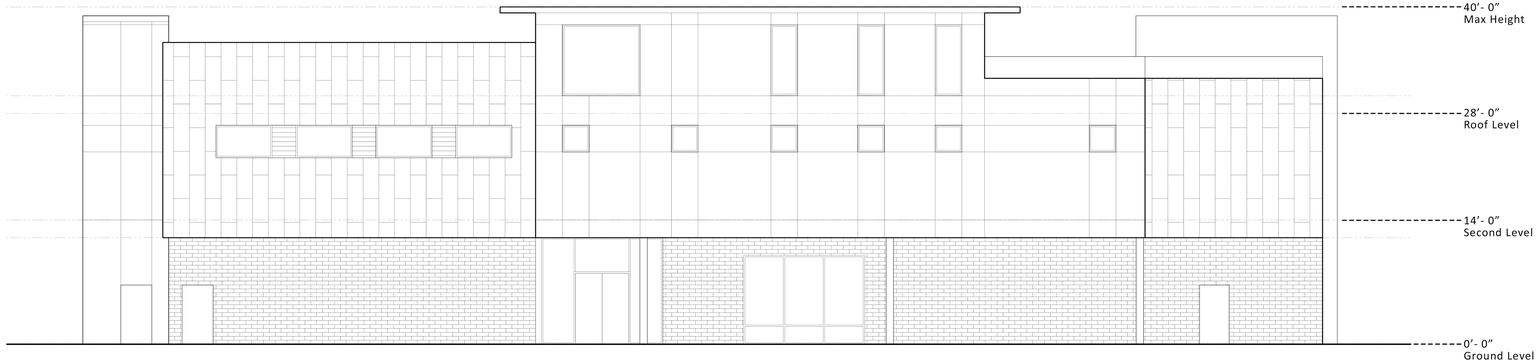


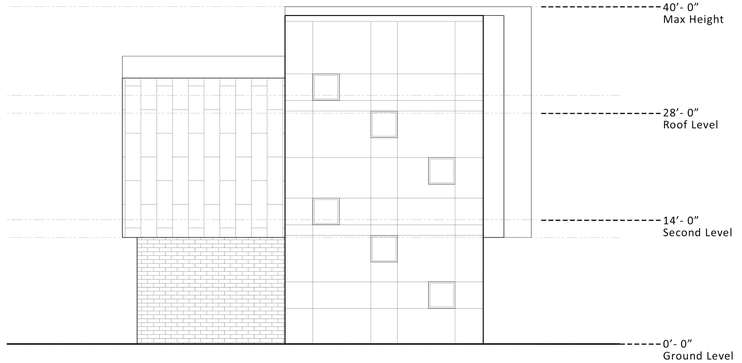
EAST ELEVATION ALONG NEW YORK AVENUE



SOUTH ELEVATION ALONG GARFIELD AVENUE



WEST ELEVATION VIEW FROM GUEST PARKING



NORTH ELEVATION ALONG ALLEY

BUILDING HEIGHTS

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CONCEPT PERSPECTIVE

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10.05.20

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Planning & Zoning Board
Staff Report for December 1, 2020 Meeting

APP #20-01. Request to Appeal Building Official Determination for: Issuance of a roof permit at 975 Greentree Drive relating to a boathouse to allow an increase in roof height to 11 feet above the existing deck of the boathouse.

Whereas after review of applicable provisions of the Winter Park Zoning Code Section 58-64(C)(2) "Nonconforming lots, nonconforming uses and nonconforming structures" 58-87 "Lakefront lot, …, boathouses and docks" and applicable provisions of the Florida Building Code, a building permit was issued to increase the height of the existing boathouse at 975 Greentree Drive from approximately 8 feet above the existing deck to 11 feet above the existing deck based upon the Zoning Code allowance to increase the roof height to 11 feet. An appeal was filed by Attorney representing M/M Jeff Smith at 935 Greentree Drive to contest this interpretation allowance of the Zoning Code based upon the contention that the existing boathouse is nonconforming by area at 1,068 square feet.

Property Parcel ID# 05-22-30-0000-00-005 in the Public Records of Orange County, Fl.

Located at 975 Greentree Drive

Zoned: R-1AAA

Background: The City has received an appeal pursuant to Section 58-94 of the Zoning Code contesting the City's interpretation and determination that allowed the issuance of a building permit to increase the height of the roof of an existing boathouse to a height permitted by Section 58-87 (c)(5) "Docks and boathouses":

> The highest point of a boathouse or gazebo roof or any railing shall not exceed 11 feet and the roof must be pitched so as to eliminate flat roofs and use of such areas as sundecks. The height shall be measured from the surface of the dock or floor to the highest point of the roof or railing. In addition, the surface of any dock, sundeck or floor of any boathouse, gazebo, etc., shall not be more than two feet above the elevations specified in this subsection.

The opinion of the City is that although the existing boathouse exceeds the current area limit of 600 square feet, the grandfathered nonconforming boathouse has a deteriorating roof, is only 8 feet in height above the deck, is a nearly flat roof and replacing a deteriorating roof with a higher sloped conforming roof meets the intent of the Zoning Code while providing a safely constructed new roof structure with higher roof that is also permitted for all other boathouses on Winter Park's lakes. In addition, due to this boathouse having a deck at a level one foot below the level permitted in the Zoning Code, the new 11-foot-high pitched roof will actually be lower than what is permitted for roofs of all other boathouses permitted in the city. With regard to the code purpose to insure "that views of water from adjoining properties will not be unduly impaired", it must be noted that the location of this boathouse is at the closest point is 31 feet at one corner from the nearest side

lot of the neighboring property which is a large side setback for a boathouse. A new boathouse can be built with a total height from the ordinary high water line to a height of 13 feet and be located only 10 feet from the adjacent property line and project out 30 feet into the lake. By demolishing the existing nonconforming lower height boathouse, the construction of a new boathouse with a pitched roof parallel to the side lot line will, in fact, would create a much greater lake view obstruction than what is proposed for this larger but shorter boathouse that is located an average distance of over 31 feet from the side lot line.

In addition, the ability to replace the existing roof of this boathouse with a roof which has a code complying height of 11 feet above the deck of the boathouse, is a modification which does not increase its non-conformity and which also results in replacing a deteriorated roof requiring replacement, and may, therefore, be approved under the City's Zoning Code. In addition, the existing boathouse is not a nonconforming use as referenced in a previous message in opposition to this approval, however, this structure does remain a non-conforming structure due to its size and distance out into the lake.

The Zoning Code reference below permits alteration of any structure that will decrease its nonconformity:

> Section 58-64
> (c) *Nonconforming structures.*
> (1) No nonconforming structure or portion thereof may be enlarged or altered in a way which increases its nonconformity, including enlargement of a structure or building into a required setback at any floor level (irrespective of the gross building area), but **any structure or portion thereof may be altered to decrease its nonconformity**.

Another issue raised by the appealing party is whether this construction permit to raise the roof to 11' above the deck requires going before the Lakes and Waterways Board for review. In response, the following code section limits those reviews to cases where variances are requested, or where a new boathouse is being built or where the location of the boathouse is being changed by more than five feet.

> Section 58-87(b)(4) The lakes and waterways board shall review and approve construction of boathouses, docks, gazebos over the lakes or other water bodies. However, review and approval by the lakes and waterways board of boathouses, docks and gazebos shall not be required if the structure is replacing an existing boathouse, dock or gazebo and is in the same location and is meeting the code requirements set forth in this section. **The review and approval by the lakes and waterways board is only required when variances are requested or when there is not an existing boathouse, dock or gazebo on the property/water or when the location of the boathouse, dock or gazebo is being changed by more than five feet from the current location.**

Other facts related to this matter: In early 2019, certain limited remodeling and repair work was performed on the subject boathouse after obtaining a permit. Work was completed and final inspection approval was given on July 8, 2019.

Early in 2020, the Curtis's filed a request for a boathouse roof height variance which was scheduled to be heard on February 18, 2020 by the Board of Adjustments. This request included building a new roof up to a height of 15.75 feet above the deck level in order to blend in with the roof of the main residence. Due to opposition from the neighbors, the Curtis's requested that this matter be tabled in order to further modify the roof height and to obtain no objection from the neighboring property owners. Eventually, this led to the request which is the subject of the appeal here, concerning allowing the conforming roof height of 11 feet.

After further consultation with our Assistant City Attorney, Dan Langley, the City continues to hold the position that the Curtis's should be permitted to continue with the construction of the new 11 feet high pitched roof on the subject boathouse for the reasons stated here.

Appeal Process: Based on the outcome of the P&Z Board's decision, either party may further appeal the decision to the City Commission. That action is not mandatory. It is at the discretion of either party whether to pursue a further appeal to the City Commission. If either party chooses to do that, then there is separate public notice process required.

Staff recommendation is to support the city's interpretation.

Zoning Code process for appeals:

Sec. 58-94. - Appeals from interpretations and enforcement decisions of the building and zoning official.

(a)Appeals concerning interpretation or enforcement of this article may be taken to the planning and zoning commission [board] by any person aggrieved by any decision of the building and zoning official enforcing or interpreting this article. Such appeals shall be taken within 30 days of rendition in writing of that decision by the building and zoning official. Upon written request of a person aggrieved, the building and zoning official shall forthwith render in writing any previously unwritten decision. Appeals shall be commenced by filing with the building and zoning official a notice of appeal specifying the ground thereof. The building and zoning official shall within seven days of such an appeal being filed transmit to the planning and zoning commission all papers constituting the record upon which the decision appealed from was made by him.

(b)The planning and zoning commission [board] shall hear the appeal at their first regular meeting next scheduled 20 days after the filing of the appeal providing sufficient time for notice of such hearing to be distributed in the same manner as for variances to this article. Such notice shall reflect that the decision of the planning and zoning commission [board] is subject to appeal by the city commission. The appellant shall pay to the city a fee prescribed by the city commission to cover the administrative costs of such an appeal. At the hearing the aggrieved person and parties in interest may appear in person or by agent or attorney. The building and zoning official may be represented by the city attorney or by such city official as he may designate.

(c)Review of the decision of the planning and zoning commission [board] may be taken in the manner described below to the city commission.

(d)On written application by the person aggrieved, the building and zoning official, the city manager or any member of the city commission, the city commission shall schedule a public hearing to review in such manner as the city commission may choose the decision of the planning and zoning commission [board] on such an appeal.

(e)Such application shall be filed in writing with the building and zoning official within 15 days of the rendition of the planning and zoning commission's [board's] decision on the original appeal. Notice of the hearing shall be mailed to the person aggrieved and to all owners of property within 200 feet of the property affected.

(f)At the conclusion of the public hearing, the city commission may affirm the decision of the planning and zoning commission [board] or override that decision and either reinstate the original decision of the building and zoning official or substitute its own decision for that of both the planning and zoning commission and the building and zoning official.

(g)An appeal to the planning and zoning commission [board] and an application for review before the city commission shall stay all proceedings in furtherance of the decision appealed from or from which review is sought, unless the building and zoning official certifies to the city manager after the notice of appeal or application for review is filed with him, that by reason of

facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property.

Lowndes

M. REBECCA WILSON
rebecca.wilson@lowndes-law.com
215 North Eola Drive, Orlando, Florida 32801-2028
T: 407-418-6250 | F: 407-843-4444
MAIN NUMBER: 407-843-4600

MERITAS® LAW FIRMS WORLDWIDE

CITY OF WINTER PARK
SEP 22 2020
BUILDING DIVISION

September 16, 2020

SENT VIA EMAIL

George Wiggins
Director of Building and Legislative Affairs
City of Winter Park
401 Park Ave. South
Winter Park, FL. 32789

Gwiggins@cityofwinterpark.org

Re: 975 Greentree Drive – Notice of Appeal of Building Official Decision

Dear Mr. Wiggins:

As you know, this firm represents Jeff and Cathy Smith residing at 935 Greentree Drive. Pursuant to Section 58-94 of the City's Code, this letter will serve as their appeal of your September 14 decision to issue permit #20-1042 (the "Permit"). The Permit unlawfully allows Dean and Carrie Curtis to increase the size of the nonconforming boathouse (the "Boathouse") on their residence at 975 Greentree Drive. Under the Permit, the Curtises would increase the height of the roof from 8 feet 2 inches from the surface of the deck to eleven (11) feet--the maximum allowed under Winter Park's Code and a height increase of nearly 35%. The Smiths' view of Lake Osceola from their property (directly to the west of the Curtis' property) is already impaired by the nonconforming Boathouse, which is many times larger than is permitted under Winter Park's Code. (The total area of the Boathouse is 1068 sq. ft., nearly twice the maximum area allowed under the Code of 600 sq. ft.)

As a procedural matter, the issuance of the Permit was in violation of the City's Code. The City's Code provides the following with respect to construction **or renovation** of docks and boathouses: "Before a building permit is issued, the plans for docks and boathouses **shall be approved by the lakes and waterways board** after review of comments from city staff and notification of the adjacent lakefront property owners." (Emphasis added). Thus, in order for the Permit to be issued for the Curtises' proposed renovation, the lakes and waterways board should have reviewed and approved the application. As the lakes and waterways board did not approve the application, issuance of the Permit was improper.

Because the Boathouse is already much larger than is permitted under Code, the total area of the proposed roof would be much larger than is allowed, even if the height of the roof is otherwise permissible. Through the Permit, the City would allow the Curtises to expand the existing nonconformity. Moreover, the new roof would not cure an existing nonconformity, as the existing roof is not flat, as shown by:

- The applicant's statement from the original application that "[t]he existing boathouse roof matches the style **and pitch** of the main house"; and
- A side elevation from the original application showing that the existing Boathouse roof is pitched.

Copies of the application statement and the side elevation are attached hereto as Composite Exhibit "A." As the shape of the existing Boathouse roof is not nonconforming, the higher roof allowed by the Permit would not cure any nonconformity. In fact, the new roof would only serve to enlarge the existing nonconforming Boathouse, with one oversized pitched roof being replaced by an even larger oversized pitched roof.

According to the lakefront district portion of Winter Park's Code "[l]imitations on the maximum allowable height of structures are established . . . [t]o prevent the inequitable loss of private views." Allowing the Curtises to increase the height of the Boathouse's roof from 8 ft. 2 in. to 11 ft. (a 35% increase) would result in the inequitable loss of the Smiths' view of Lake Osceola. In addition, the plans submitted by the Curtises show that the Boathouse contains an enclosed room over water in excess of 80 square feet. Such a use is prohibited by the City's Code[1] and further impacts our clients' quiet enjoyment of the lake.

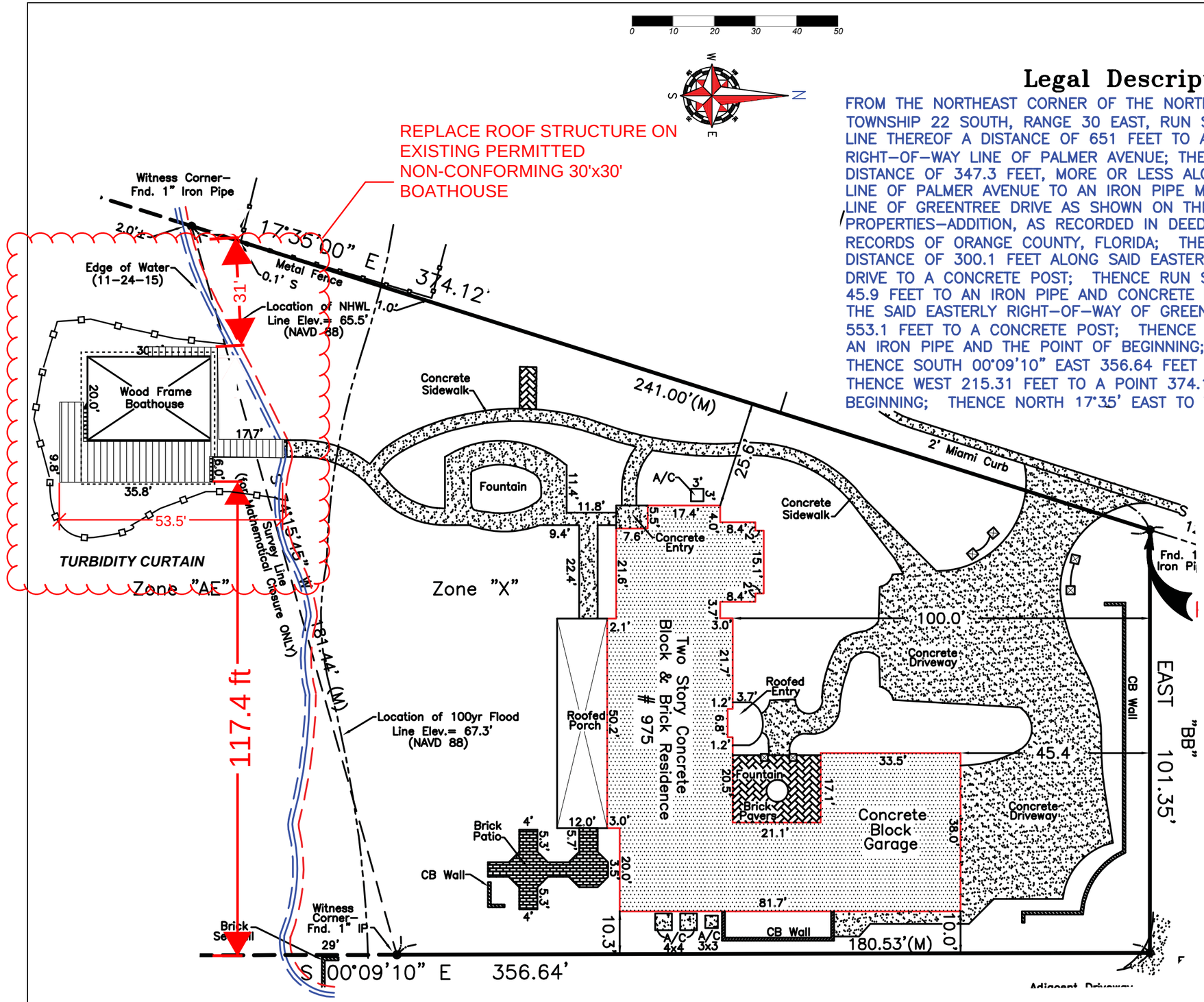
This letter constitutes formal notice of our clients' appeal of the Permit under Section 58-94 of the City's Code. As such, we request that you transmit this appeal to the City's Planning and Zoning Commission to be placed on the Agenda for the Commission's meeting on October 6, 2020. Further, we request that all work under the Permit be suspended until all appeal periods have expired.

Very truly yours,

M. Rebecca Wilson

MYF/MTL
cc: Kurt Ardaman, Esq. (via email ardaman@fishbacklaw.com)
Daniel W. Langley, Esq. (via email dlangley@fishbacklaw.com)
Bronce Stephenson (via email bstephenson@cityofwinterpark.org)
Jeff & Cathy Smith (via email jsmith1125@aol.com)

1 "There also shall not be any enclosed rooms over water except for storage rooms limited in size to a maximum of 80 square feet." Sec. 58-87(c)(6).



Legal Description:

FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 30 EAST, RUN SOUTH 00°59' WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 651 FEET TO AN IRON PIPE MARKING THE SOUTH RIGHT–OF–WAY LINE OF PALMER AVENUE; THENCE RUN NORTH 89°59' WEST A DISTANCE OF 347.3 FEET, MORE OR LESS ALONG THE SAID SOUTH RIGHT–OF–WAY LINE OF PALMER AVENUE TO AN IRON PIPE MARKING THE EASTERLY RIGHT–OF–WAY LINE OF GREENTREE DRIVE AS SHOWN ON THE PLAT OF PALMER AVENUE–LAKESIDE–PROPERTIES–ADDITION, AS RECORDED IN DEED BOOK 943, PAGE 77 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°13'50" EAST A DISTANCE OF 300.1 FEET ALONG SAID EASTERLY RIGHT–OF–WAY LINE OF GREENTREE DRIVE TO A CONCRETE POST; THENCE RUN SOUTH 25°48' WEST A DISTANCE OF 45.9 FEET TO AN IRON PIPE AND CONCRETE POST; THENCE CONTINUING ALONG THE SAID EASTERLY RIGHT–OF–WAY OF GREENTREE DRIVE, SOUTH A DISTANCE OF 553.1 FEET TO A CONCRETE POST; THENCE SOUTH 17°35' WEST, 125.88 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING; THENCE EAST, 101.35 FEET; THENCE SOUTH 00°09'10" EAST 356.64 FEET TO A POINT IN LAKE OSCEOLA; THENCE WEST 215.31 FEET TO A POINT 374.12 FEET, SOUTH 17°35' WEST OF BEGINNING; THENCE NORTH 17°35' EAST TO THE POINT OF BEGINNING.

FenderMarineConstruction
FENDERMARINE CONSTRUCTION
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ORLANDO, FL 32805
(407)481-2750
WWW.FENDERMARINE.COM
SCC131150916

SITE PLAN for CURTIS DOCK ROOF REPLACEMENT at 975 GREENTREE DR WINTER PARK, FL

JENNIFER L. TELIGA, P.E.
P.E. # 64621
16162 ST. CLAIR ST.
CLERMONT, FL 34714
(321)662-7503

JOB: *CURTIS DOCK ROOF*

DATE: *1/8/2020*

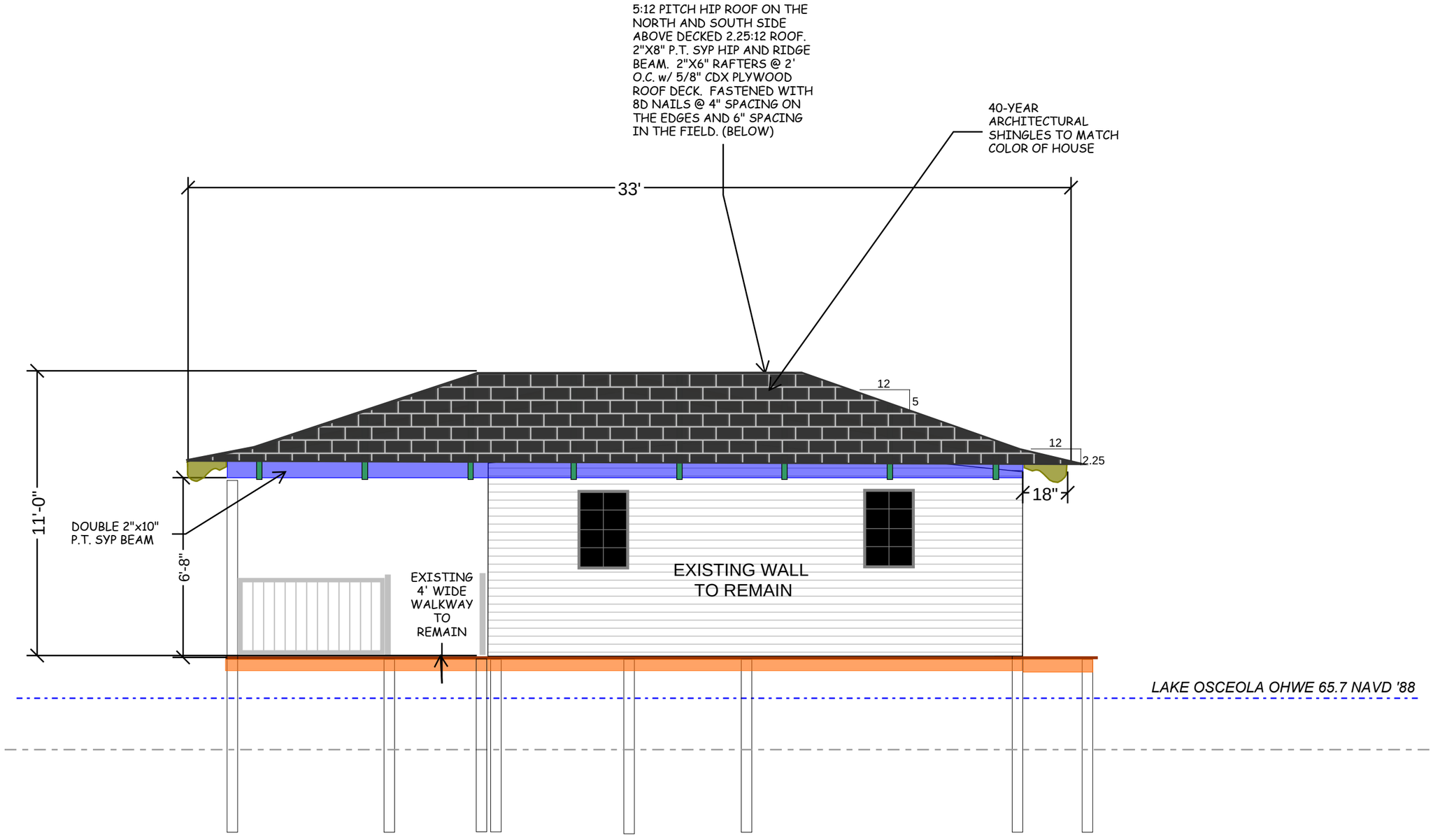
SCALE: *1" = 25'*

DESIGNED BY:

DRAWN BY: *R.A.H.*

APPROVED BY:

PAGE NO.:
C-01



NOTE: NO WORK ON DECK OR BELOW DECK SHOULD BE REQUIRED OR PERFORMED

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NORTH ELEVATION for CURTIS DOCK ROOF REPLACEMENT at 975 GREENTREE DR WINTER PARK, FL

JENNIFER L. TELIGA, P.E.
P.E. # 64621
16162 ST. CLAIR ST.
CLERMONT, FL 34714
(321)662-7503

JOB: *CURTIS DOCK ROOF*

DATE: *3/13/2020*

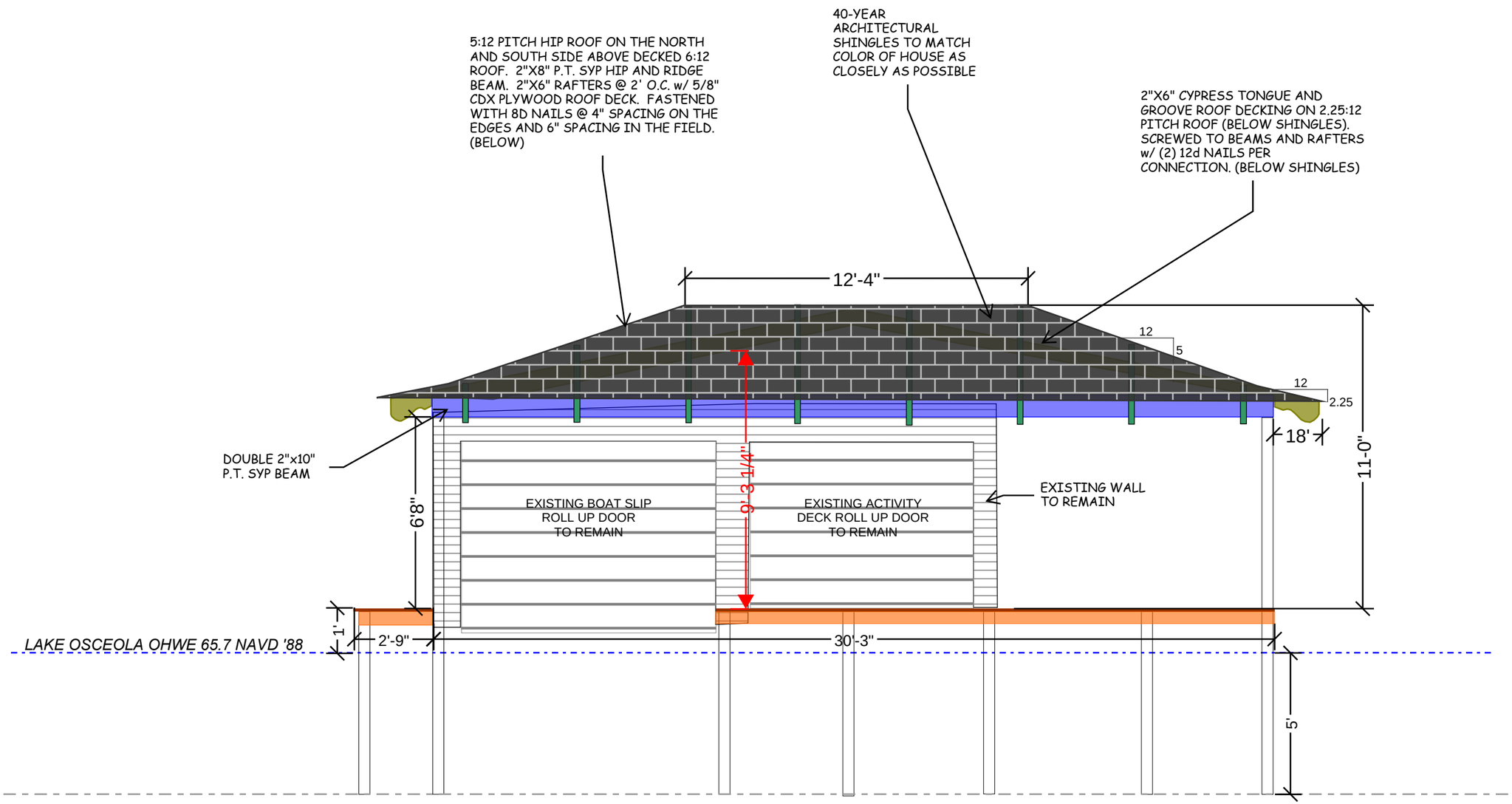
SCALE: N.T.S.

DESIGNED BY:

DRAWN BY: *R.A.H.*

APPROVED BY:

PAGE NO.:
A-01



NOTE: NO WORK ON DECK OR BELOW DECK SHOULD BE REQUIRED OR PERFORMED

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SOUTH ELEVATION for CURTIS DOCK ROOF REPLACEMENT at 975 GREENTREE DR WINTER PARK, FL

JENNIFER L. TELIGA, P.E.
P.E. # 64621
16162 ST. CLAIR ST.
CLERMONT, FL 34714
(321)662-7503

JOB: *CURTIS DOCK ROOF*

DATE: *3/13/2020*

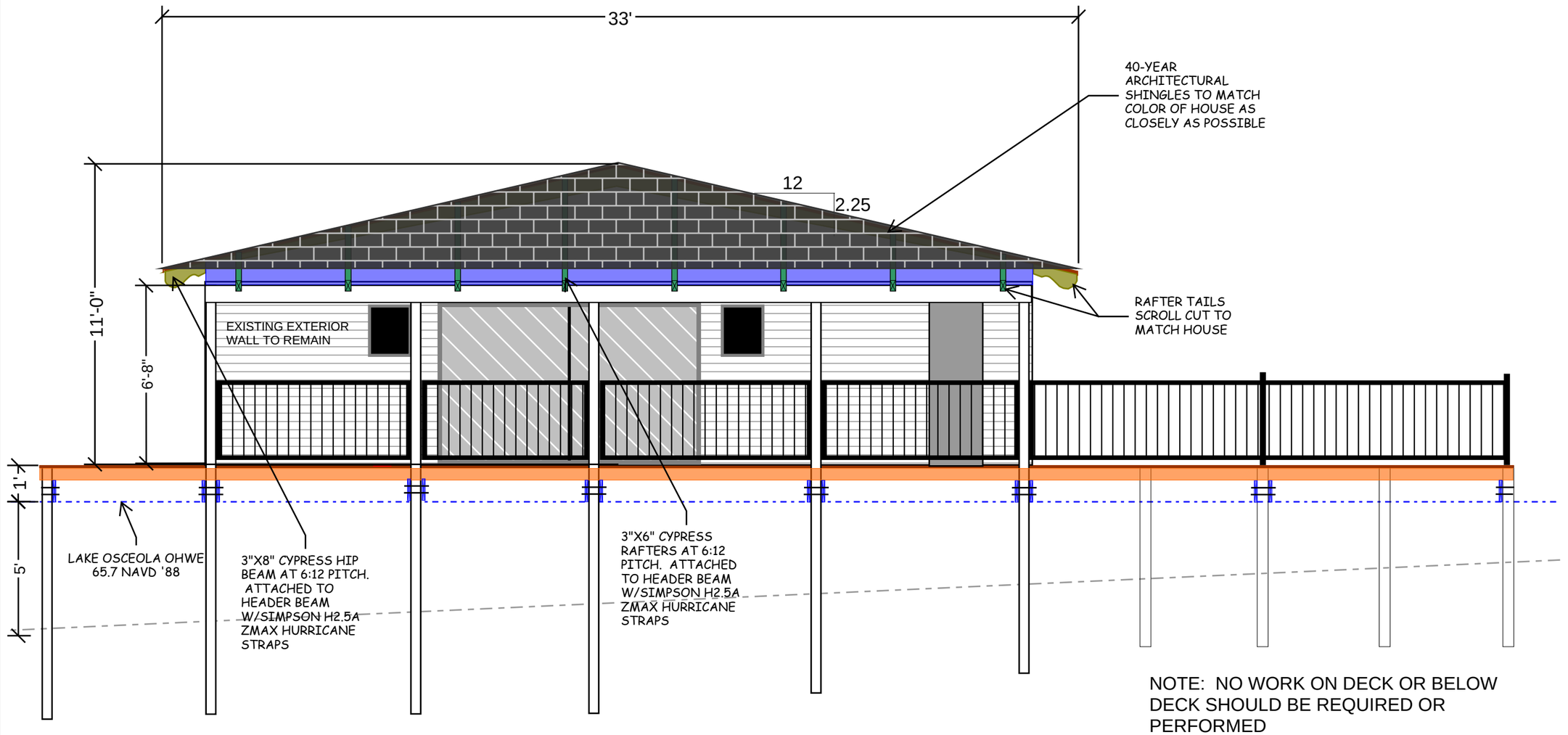
SCALE: N.T.S.

DESIGNED BY:

DRAWN BY: *R.A.H.*

APPROVED BY:

PAGE NO.: A-02



NOTE: NO WORK ON DECK OR BELOW DECK SHOULD BE REQUIRED OR PERFORMED

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EAST ELEVATION for DEAN CURTIS PROPOSED ROOF at 975 GREENTREE DR WINTER PARK, FL

JENNIFER L. TELIGA, P.E.
P.E. # 64621
16162 ST. CLAIR ST.
CLERMONT, FL 34714
(321)662-7503

JOB: *CURTIS DOCK ROOF*

DATE: *3/13/2020*

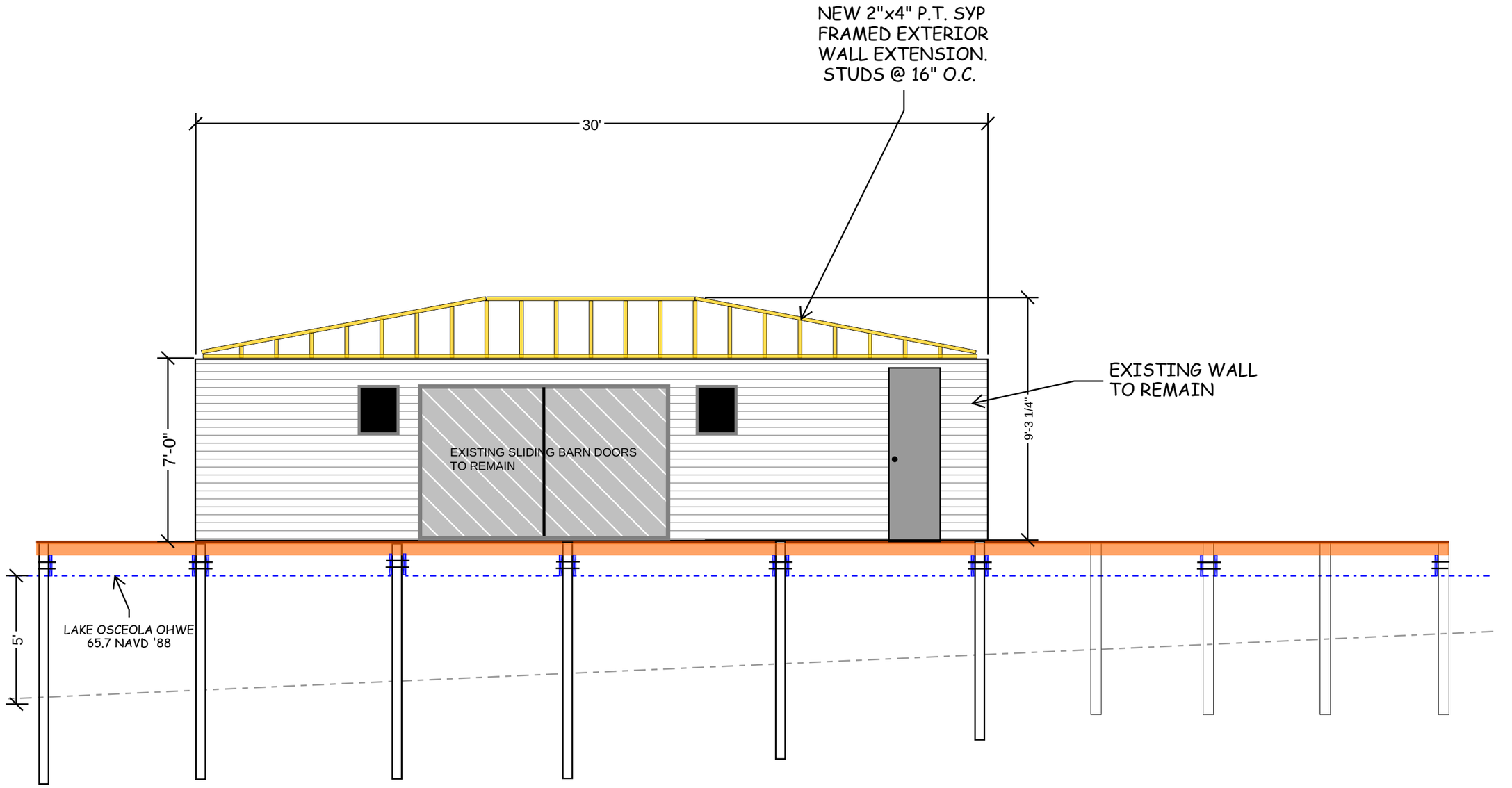
SCALE: *N.T.S.*

DESIGNED BY:

DRAWN BY: *R.A.H.*

APPROVED BY:

PAGE NO.:
A-03



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EXTERIOR EAST WALL FRAMING
for
CURTIS DOCK ROOF REPLACEMENT
at
975 GREENTREE DR
WINTER PARK, FL

JENNIFER L. TELIGA, P.E.
P.E. # 64621
16162 ST. CLAIR ST.
CLERMONT, FL 34714
(321)662-7503

JOB: *CURTIS DOCK ROOF*

DATE: *3/13/2020*

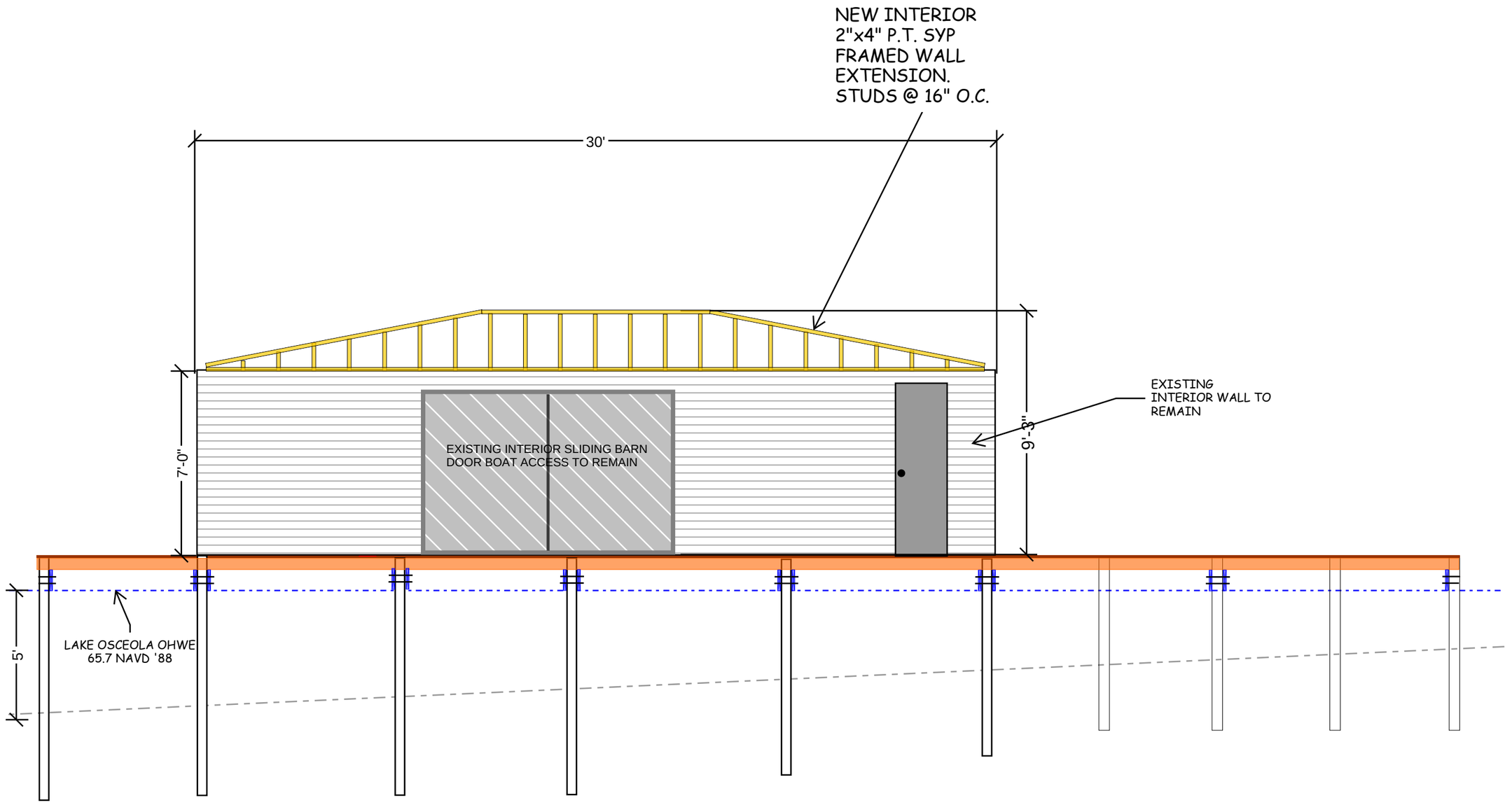
SCALE: N.T.S.

DESIGNED BY:

DRAWN BY: *R.A.H.*

APPROVED BY:

PAGE NO.:
A-04



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INTERIOR WALL for CURTIS DOCK ROOF REPLACEMENT at 975 GREENTREE DR WINTER PARK, FL

JENNIFER L. TELIGA, P.E.
P.E. # 64621
16162 ST. CLAIR ST.
CLERMONT, FL 34714
(321)662-7503

JOB: *CURTIS DOCK ROOF*

DATE: *3/13/2020*

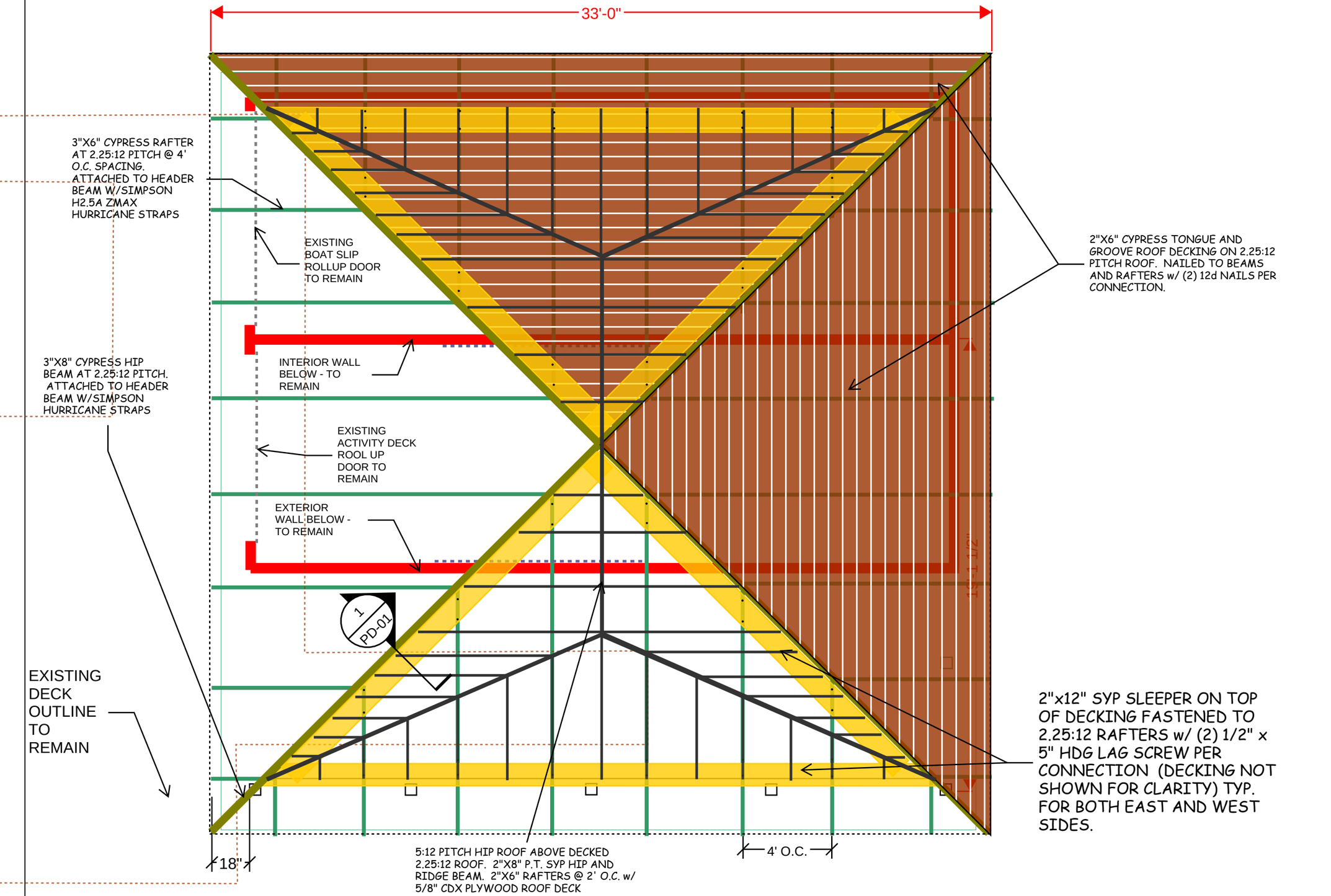
SCALE: N.T.S.

DESIGNED BY:

DRAWN BY: *R.A.H.*

APPROVED BY:

PAGE NO.:
A-05



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ROOF FRAMING PLAN PLAN for DEAN CURTIS ROOF REPLACEMENT at 975 GREENTREE DR WINTER PARK, FL

JENNIFER L. TELIGA, P.E.
P.E. # 64621
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CLERMONT, FL 34714
(321)662-7503

JOB: *CURTIS DOCK ROOF*

DATE: *3/13/2020*

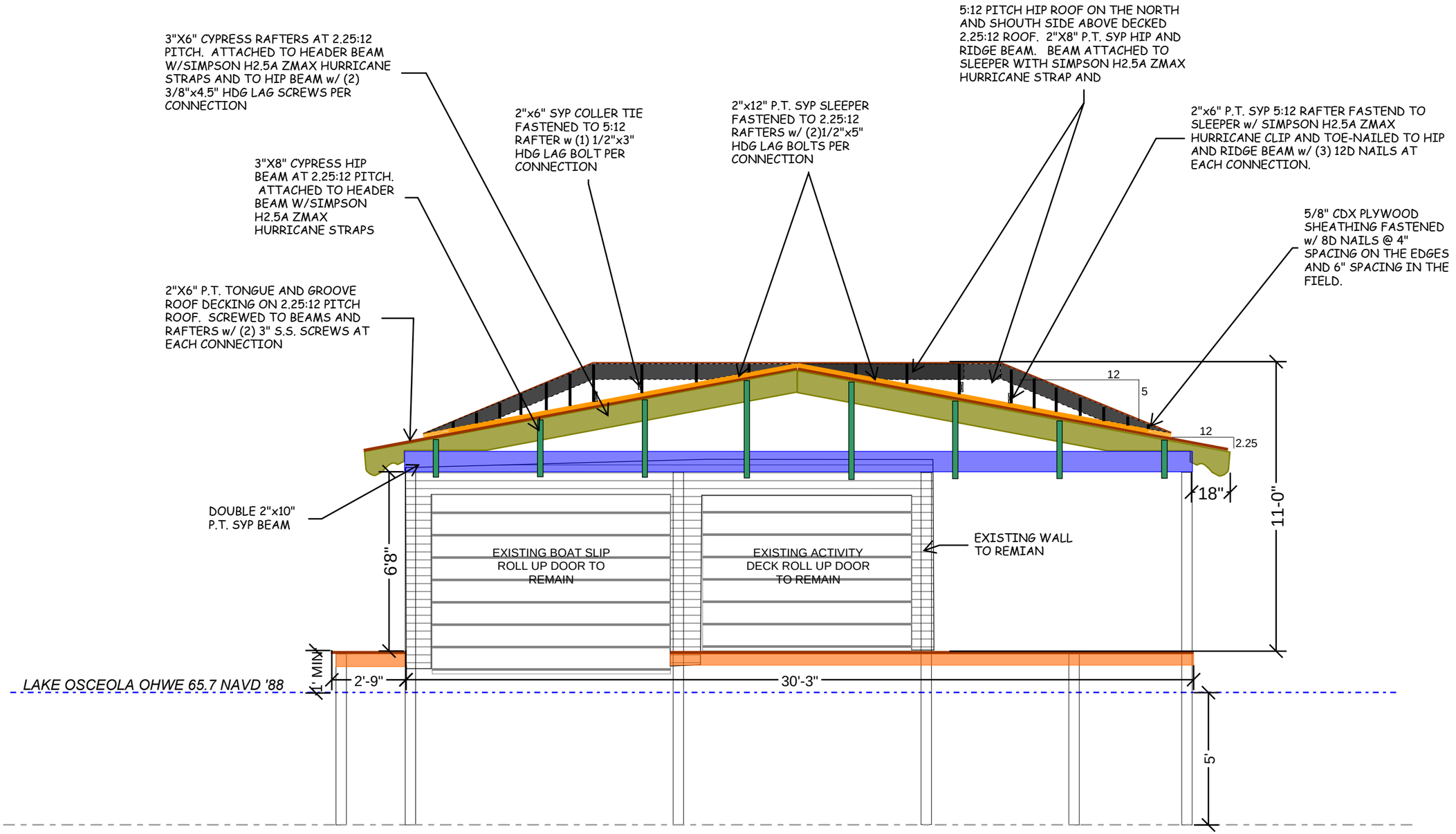
SCALE: N.T.S.

DESIGNED BY:

DRAWN BY: *R.A.H.*

APPROVED BY:

PAGE NO.:
S-01



NOTE: NO WORK ON DECK OR BELOW DECK SHOULD BE REQUIRED OR PERFORMED

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ROOF FRAME SECTION for CURTIS DOCK ROOF REPLACEMENT at 975 GREENTREE DR WINTER PARK, FL

JENNIFER L. TELIGA, P.E.
P.E. # 64621
16162 ST. CLAIR ST.
CLERMONT, FL 34714
(321)662-7503

JOB: *CURTIS DOCK ROOF*

DATE: *3/13/2020*

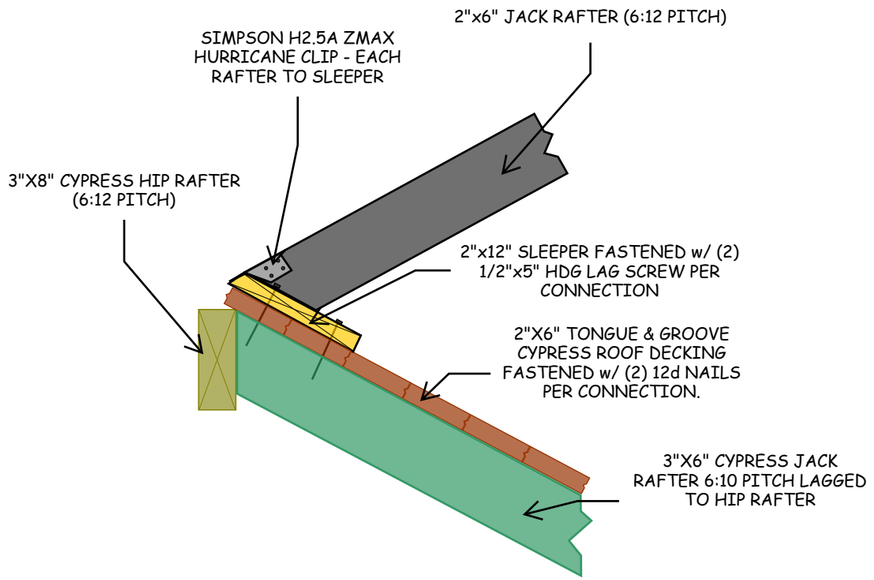
SCALE: N.T.S.

DESIGNED BY:

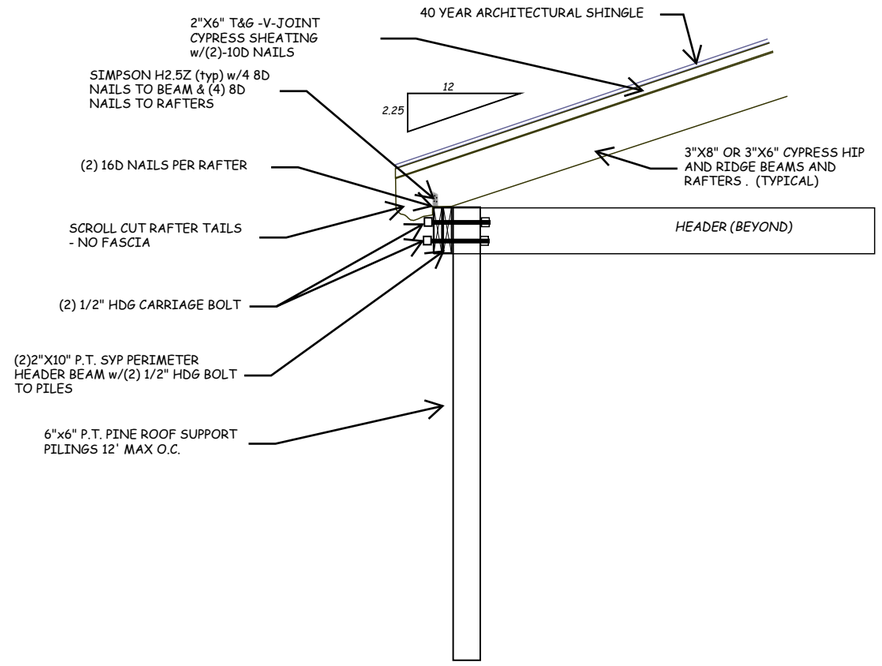
DRAWN BY: *R.A.H.*

APPROVED BY:

PAGE NO.:
S-02



1 / PD-01 ROOF CONNECTION DETAIL
N.T.S.



ROOF CONNECTION CROSS SCTION (TYP)
N.T.S.

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PLAN DETAILS for DEAN CURTIS ROOF REPLACEMENT at 975 GREENTREE DR WINTER PARK, FL

JENNIFER L. TELIGA, P.E.
P.E. # 64621
16162 ST. CLAIR ST.
CLERMONT, FL 34714
(321)662-7503

JOB: *DEAN DOCK ROOF*

DATE: *1/8/2020*

SCALE: N.T.S.

DESIGNED BY:

DRAWN BY: *R.A.H.*

APPROVED BY:

PAGE NO.:
PD-01

GENERAL NOTES

1. *DETAILS SHOWN ON PLANS MAY BE FOR TYPICAL CONDITIONS. FOR CONDITIONS NOT SHOWS, PROVIDE DETAILS OF A SIMILAR NATURE.*

2. *DIMENSIONS SHOWN ON THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR OR BUILDER PRIOR TO CONSTRUCTION. THESE PLANS MAY NOT BE DRAWN TO SCALE. SCALING OF DRAWINGS IS STRONGLY DISCOURAGED. DIMENSIONED DRAWINGS TAKE PRECEDENCE OVER SCALED. IF CONFLICTS EXIST IN THE DRAWINGS, THE MORE STRINGENT SHALL PREVAIL.*

3. *THE CONTRACTOR SHALL COORDINATE ALL NEW WORK WITH THE EXISTING CONDITION AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER AND OWNER.*

4. *OBTAIN APPROVAL FROM THE ENGINEER PRIOR TO ALL STRUCTURAL CHANGES.*

5. *CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION PRACTICES, INCLUDING TECHNIQUES, PROCEDURES, SHORING AND THE SEQUENCE OF CONSTRUCTION. CONTRACTOR SHOULD NOTIFY ENGINEER IF A CONFLICT ARISES DUE TO VARIATIONS OR OTHER PROBLEMS WITH THE CONSTRUCTION DOCUMENTS.*

6. *SURVEY AND WETLAND INFORMATION IS PROVIDED TO ENGINEER AND IS PORTRAYED FOR CONCEPTUAL LOCATION ONLY. DISPLAY DOES NOT CONSTITUTE REVIEW ACCEPTANCE OR ENDORSEMENT OF INFORMATION CONTAINED THEREIN. (BASED ON PROPERTY SURVEY BY OTHERS)*

APPLICABLE CODES AND STANDARDS

CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THESE STRUCTURAL SPECIFICATIONS AND THE REQUIREMENTS CONTAINED IN THE FOLLOWING CODES AND STANDARDS. WHEN A DIFFERENCE EXISTS BETWEEN THESE SPECIFICATIONS AND ANY OTHER GOVERNING CODE, THE MORE STRINGENT SHALL CONTROL. ANY OTHER ITEMS NOT COVERED THEREIN SHALL BE COMMENSURATE WITH SOUND ENGINEERING AND STANDARD CONSTRUCTION PRACTICES.

2017 FLORIDA BUILDING CODE
AISC MANUAL OF STEEL CONSTRUCTION
THE ALUMINUM ASSOCIATION LATEST EDITION ASCE 7-10
AMERICAN CONCRETE INSTITUTE (ACI 318-02)
AMERICAN WOOD COUNCIL - NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION 1997 EDITION
AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE 7-02) MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.

DESIGN LOADS
PURSUANT TO CHAPTER 1609 LL (-TABLE 1607, WL-SECTION 1609)
ULTIMATE WIND: 142 MPH AT 3 SECOND GUST (30 PSF MINIMUM)
RISK CATEGORY II (TABLE 1604-5)
EXPOSURE CATEGORY "D" (FBC 1609.4.3 AND ASCE 7-10, SECTION 26.7.2)
COMPONENTS AND CLADDING DESIGN WIND PRESSURES: +38 PSF/-38PSF

MATERIALS
1. *ALL STRUCTURAL LUMBER SHALL BE SOUTHERN YELLOW PINE NO. 2 OR BETTER AS NOTED*
2. *ALL LUMBER EXPOSED TO THE WEATHER OR GROUND SHALL BE PRESSURE TREATED.*
3. *ALL HURRICANE LOAD CONNECTORS SHALL BE AS NOTED ON PLANS*
4. *BOLTS: HOT DIPPED GALVANIZED*
5. *SIMPSON STRAPS SHALL BE ZMAX*

TIMBER
DESIGN IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, WITH LOADING IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. ALL GRADED STRUCTURAL LUMBER SHALL BE PRESSURE TREATED AND MEET THE FOLLOWING MINIMUM REQUIREMENTS:

MINIMUM BENDING STRESS = 1250 PSI (NO. 1 DENSE SOUTHERN PINE)
YOUNG MODULUS = 1600 ksi
MAXIMUM OF 15% MOISTURE CONTENT
CONTRACTOR MAY USE SOUTHERN YELLOW PINE OR U.O.N.

LUMBER SIZES SHOWN ARE NOMINAL SIZES. LUMBER SHALL BE FURNISHED IN FINISHED SIZES MEETING THE REQUIREMENTS OF THE AMERICAN SOFTWOOD LUMBER STANDARD.

ROOFING NAILING SCHEDULE
1. *2"X6" TONGUE AND GROOVE DECKING - (2) 12D NAILS PER CONNECTION.*
2. *5/8" CDX PLYWOOD - 8D NAILS @ 4" SPACING ON THE EDGES*
3. *5/8" CDX PLYWOOD - 8D NAILS @ 6" SPACING IN THE FIELD*

AWPA RETENTION REQUIREMENTS

APPLICATION USE CATEGORY	*ACQ(PCF)*
ABOVE GROUND	*0.25*
GROUND/FRESHWATER CONTACT	*0.40*
PERMANENT WOOD FOUNDATION	*2.50 CCA*
LUMBER, TIMBERS, AND PLYWOOD	*-*
STRUCTURAL POLES	*2.50 CCA*
FOUNDATIONS / FRESHWATER	*0.80*

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SCC131150916

GENERAL NOTES
for
DEAN CURTIS ROOF REPLACEMENT
at
975 GREENTREE DR
WINTER PARK, FL

JENNIFER L. TELIGA, P.E.
P.E. # 64621
16162 ST. CLAIR ST.
CLERMONT, FL 34714
(321)662-7503

JOB: *CURTIS DOCK ROOF*

DATE: *1/8/2020*

SCALE: *N.T.S.*

DESIGNED BY:

DRAWN BY: *R.A.H.*

APPROVED BY:

PAGE NO.:
PD-02

Boundary Survey

Legal Description:

FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 30 EAST, RUN SOUTH 00°59' WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 651 FEET TO AN IRON PIPE MARKING THE SOUTH RIGHT-OF-WAY LINE OF PALMER AVENUE; THENCE RUN NORTH 89°59' WEST A DISTANCE OF 347.3 FEET, MORE OR LESS ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF PALMER AVENUE TO AN IRON PIPE MARKING THE EASTERLY RIGHT-OF-WAY LINE OF GREENTREE DRIVE AS SHOWN ON THE PLAT OF PALMER AVENUE-LAKESIDE-PROPERTIES-ADDITION, AS RECORDED IN DEED BOOK 943, PAGE 77 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°13'50" EAST A DISTANCE OF 300.1 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF GREENTREE DRIVE TO A CONCRETE POST; THENCE RUN SOUTH 25°48' WEST A DISTANCE OF 45.9 FEET TO AN IRON PIPE AND CONCRETE POST; THENCE CONTINUING ALONG THE SAID EASTERLY RIGHT-OF-WAY OF GREENTREE DRIVE, SOUTH A DISTANCE OF 553.1 FEET TO A CONCRETE POST; THENCE SOUTH 17°35' WEST, 125.88 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING; THENCE EAST, 101.35 FEET; THENCE SOUTH 00°09'10" EAST 356.64 FEET TO A POINT IN LAKE OSCEOLA; THENCE WEST 215.31 FEET TO A POINT 374.12 FEET, SOUTH 17°35' WEST OF BEGINNING; THENCE NORTH 17°35' EAST TO THE POINT OF BEGINNING.

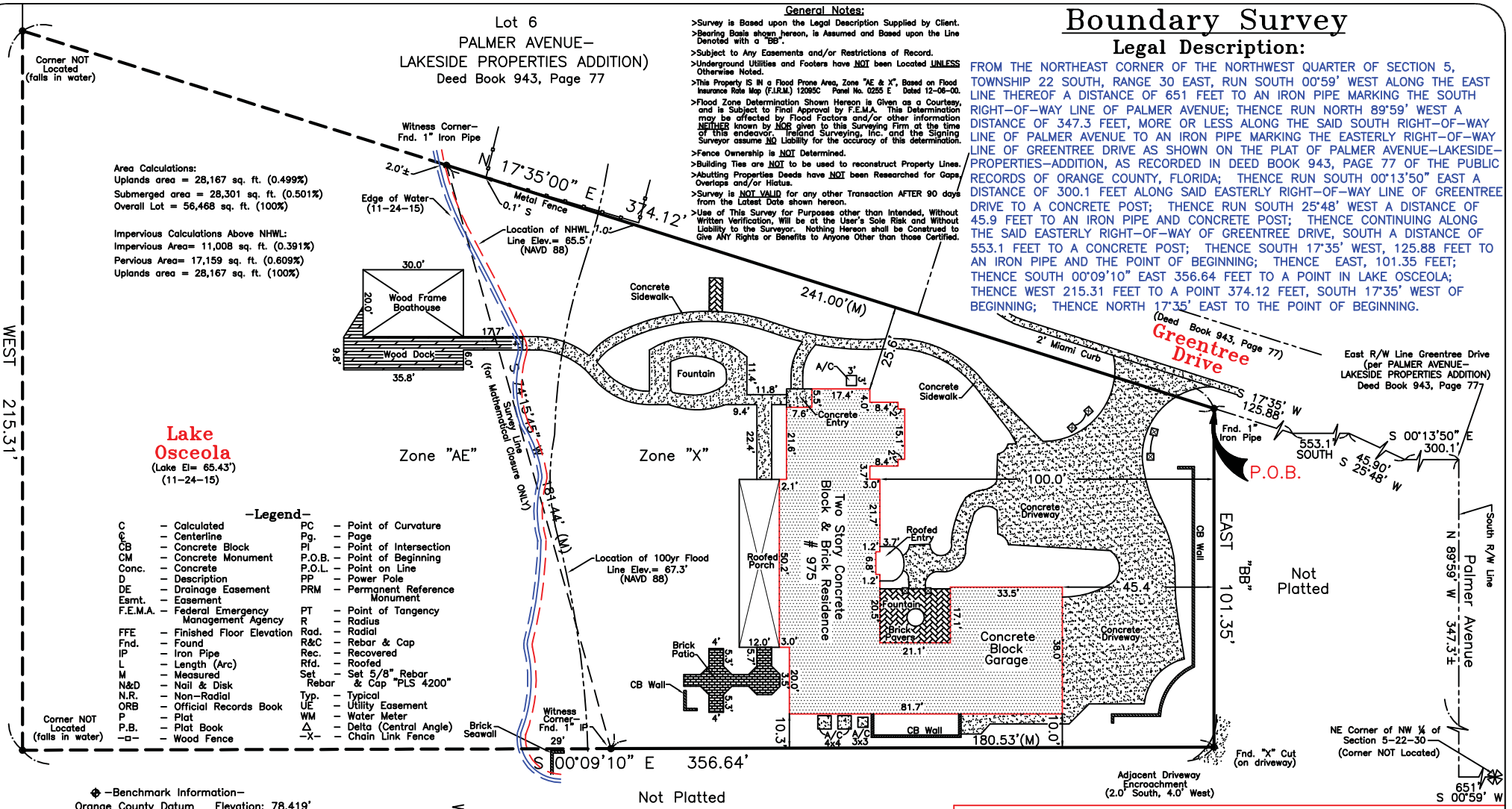
Lot 6
PALMER AVENUE-
LAKESIDE PROPERTIES ADDITION)
Deed Book 943, Page 77

General Notes:

>Survey is Based upon the Legal Description Supplied by Client.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Subject to Any Easements and/or Restrictions of Record.
>Underground Utilities and Footers have NOT been Located UNLESS Otherwise Noted.
>This Property IS IN a Flood Prone Area, Zone "AE & X", Based on Flood Insurance Rate Map (F.I.R.M.) 12095C Panel No. 0255 E Dated 12-06-00.
>Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Firm at the time of this endeavor. Ireland Surveying, Inc. and the Signing Surveyor assume NO Liability for the accuracy of this determination.
>Fence Ownership is NOT Determined.
>Building Ties are NOT to be used to reconstruct Property Lines.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Survey is NOT VALID for any other Transaction AFTER 90 days from the Latest Date shown hereon.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

Area Calculations:
Uplands area = 28,167 sq. ft. (0.499%)
Submerged area = 28,301 sq. ft. (0.501%)
Overall Lot = 56,468 sq. ft. (100%)

Impervious Calculations Above NHWL:
Impervious Area= 11,008 sq. ft. (0.391%)
Pervious Area= 17,159 sq. ft. (0.609%)
Uplands area = 28,167 sq. ft. (100%)



-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
		R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set Rebar	- Set 5/8" Rebar & Cap "PLS 4200"
N&D	- Nail & Disk		
N.R.	- Non-Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	△	- Delta (Central Angle)
-□-	- Wood Fence	-X-	- Chain Link Fence

-Benchmark Information-
Orange County Datum Elevation: 78.419'
DESIGNATION - CM#43
(ELEVATIONS ARE BASED UPON NAVD 88 DATUM)

Graphic Scale
0 15 30 60
Scale: 1"=30'

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland FOR THE FIRM
Patrick K. Ireland PSM 6637 LB 7623
Date Signed: 11-30-15

This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

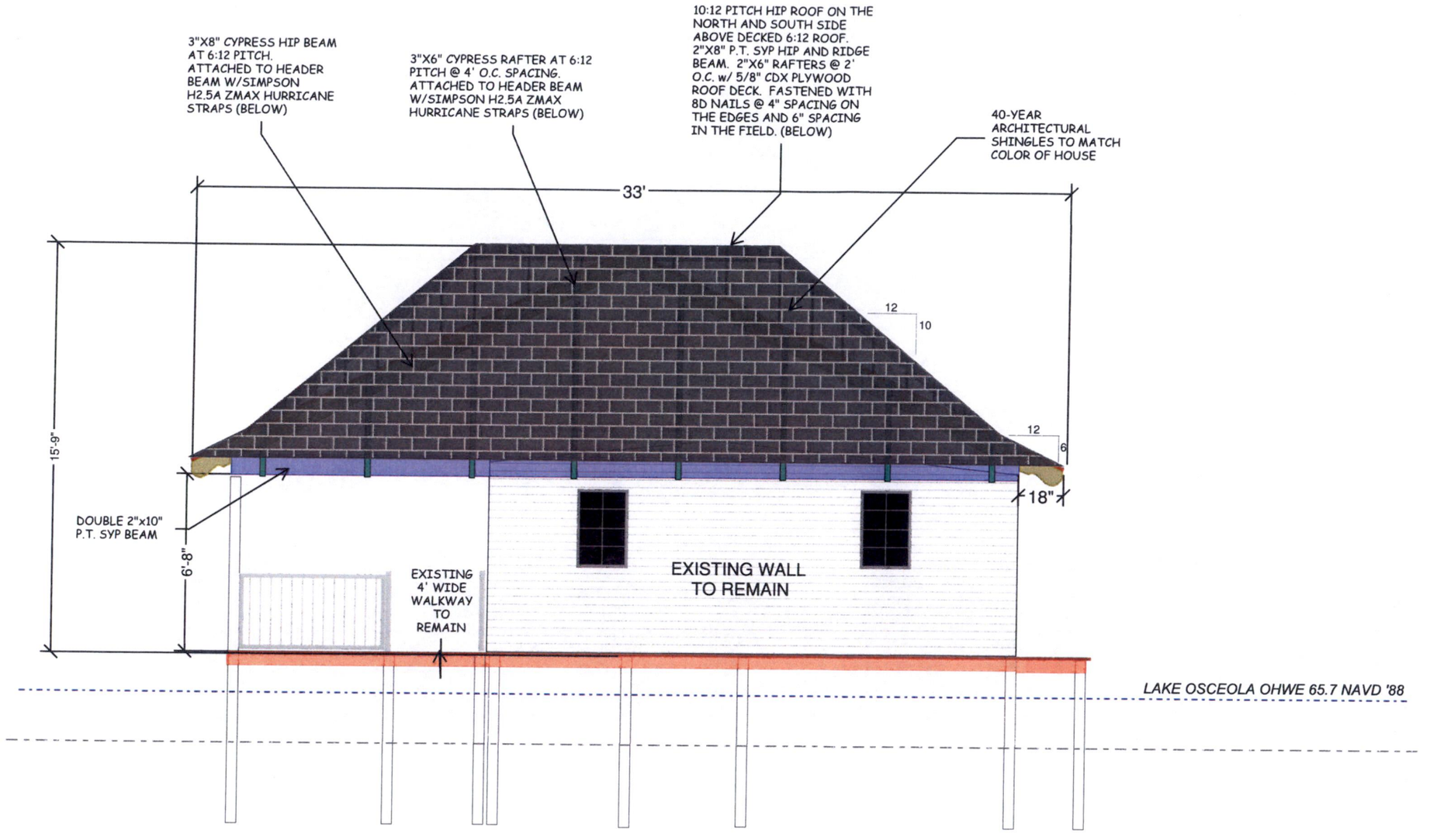
Boundary Survey Prepared For:

Scale: 1"= 30'	Approved By: PKI	Drawn By: SP
Field Date: 11-24-15		Revised By:

Boundary Survey Certified To:

CADD File: \\IS-25198 (Field: F.E/E.M.)

File Number: IS-25198



NOTE: NO WORK ON DECK OR BELOW DECK SHOULD BE REQUIRED OR PERFORMED

FenderMarineConstruction
FENDER MARINE CONSTRUCTION
1201 W. JACKSON ST.
ORLANDO, FL 32805
(407)481-2750
WWW.FENDERMARINE.COM
SCC131150916

NORTH ELEVATION for CURTIS DOCK ROOF REPLACEMENT at 975 GREENTREE DR WINTER PARK, FL

JENNIFER L. TELIGA, P.E.
P.E. # 64621
16162 ST. CLAIR ST.
CLERMONT, FL 34714
(321)662-7503

JOB: *CURTIS DOCK ROOF*

DATE: *1/8/2020*

SCALE: *N.T.S.*

DESIGNED BY:

DRAWN BY: *R.A.H.*

APPROVED BY:

PAGE NO.:
A-01

401 South Park Avenue • Winter Park, Florida 32789

407-599-3237 • 407-599-3499 fax
cityofwinterpark.org

Building & Permitting Services

BOARD OF ADJUSTMENTS

February 20, 2020

Sheila Cichra
2154 Oak Beach Blvd
Sebring, FL 33875

Dear Ms. Cichra,

Your request on behalf of Dean Curtis, for a variance to allow the construction of a new roof on an existing boathouse with a deck to top of roof height of 15.75 feet, in lieu of the maximum permitted height of 11 feet, and with the existing deck height at one foot above the Ordinary High Water Line, was tabled by the Board of Adjustments on February 18, 2020 for up to 90 days.

The subject property described as Parcel ID # 05-22-30-0000-00-005 as recorded in the Public Records of Orange County, Florida.

Located at 975 Greentree Drive Zoned R-1AAA

Provide a revised application and revised plans, with Winter Park's Lakes Departmental approval letter, by the following dates:

- February 25, for the March 17 meeting
- March 27, for the April 21 meeting
- April 24, for the May 22 meeting

If I can be of further assistance, please feel free to contact me.

Respectfully,

George J. Wiggins, CBO
Director of Building/Legislative Affairs
407-599-3426

Planning & TRANSPORTATION

401 South Park Avenue • Winter Park, Florida 32789

407-599-3324 • planning@cityofwinterpark.org
cityofwinterpark.org

Planning & Zoning Board
Staff Report for December 1, 2020 Meeting

ZTA #20-07 and CU #20-06 Request of McLaren Orlando LLC: An Ordinance amending Article III "Zoning" of Chapter 58 "Land Development Code" to establish in the Commercial (C-3) District, a new Conditional Use and Definition for Specialty Transportation Business and for a Conditional Use to establish such business at 1111 S. Orlando Avenue.

Update on the Application:

This request for a Zoning Code text change and Conditional Use to for McLaren to remodel and use the former Orchard Supply store at 1111 S. Orlando Avenue was tabled at the November 2nd P&Z meeting, providing time for the applicant to meet with neighboring property owners to address concerns and to consider changes to the design based on input provided at the meeting. Since that time, there has been no new information provided by the applicant or outreach to the neighborhood, to the knowledge of staff. The only new information is a letter (attached) from the Orwin Manor Neighborhood Assoc. in opposition to the request. Staff has continued to receive a great deal of opposition from property owners in the area.

The staff recommendation continues to be for denial. Staff will not provide an additional presentation, given that no changes have been made to the plans and that no public outreach appears to have occurred, that may had led to changes in the site plan or design. The staff report below is a repeat from November.

Description of the Requests:

This public hearing is to consider two requests by McLaren Orlando LLC for 1) an ordinance to amend the Zoning Code to establish a new Conditional Use for a "Specialty Transportation Business" in C-3 zoning and 2) for such Conditional Use to be approved at the former Orchard Supply property at 1111 S. Orlando Avenue, zoned C-3.

Background:

In July 2016, the City approved the Conditional Use to allow the 2.4 acres at 1111 S. Orlando Avenues, between Miller and Indiana Avenues to be redeveloped for an Orchard Supply hardware store. At that time, a parking variance was granted of 23 spaces given the characteristics of this particular business use from the required 119 spaces to 96 spaces.

By late 2018 the Orchard Supply store closed along with the rest of those stores nationwide. The property has been on the market since that time, but it is disadvantaged due to the parking variance that was granted. Without adequate parking, both per code and to meet the practical needs of tenants, the existing building cannot be converted to retail store space or offices. The owner has been seeking a lower intensity user that can function with the

limited parking but certain types of those uses, such as self-storage, have been at odds with the Code and discouraged by staff.

Request of McLaren Orlando LLC

McLaren Orlando LLC now has a contract to purchase this property to use for the sales and service of their products. The applicant believes that they have little in common with typical car dealerships given their individual characteristics of the transportation products and service. There is no outside display of their products, and the price point ($250,000 and up) puts them in a category where customers are typically seen by appointment. The staff and traffic generated are inconsequential and not comparable to a typical car dealership. Given this low intensity use, a large portion of their parking lot is surplus and not needed. As a result, they are willing to convert 22,000 square feet of the Orlando Avenue frontage of this property from parking lot to an open green landscape space for as long as their business occupies this building.

Comprehensive Plan/Zoning Code Conformance

The Comprehensive Plan contains the general policy below and the specific policy for this planning area that relate to vehicle sales. This is implemented in the Zoning Code with the text below that prohibits the location of any new or used car/vehicle dealership/business except in two geographic areas due to characteristics of those businesses.

Comprehensive Plan Policies:

Policy 1-5.4.8: Enhance the Appeal & Improve the Property Values of Certain Gateway Corridor Entrances into the City of Winter Park. In order to establish, maintain and enhance the character and aesthetic appeal of certain important gateway corridor entrances into the City of Winter Park, and to increase the property values along such gateway corridor entrances to the City, in order to distinguish those gateways as attractive entrances into the City, the City shall, prohibit certain business types along the frontage of those roadway corridors to exclude any new or used car sales businesses, auto repair businesses, resale stores or pawn shops, vapor lounges or smoke shops, adult oriented businesses, gas/service stations and convenience stores.

Policy 1-J-6: Concentrate Vehicle Dealerships North of Webster Avenue or Lee Road The policies of this Comprehensive Plan restrict car sales businesses to two geographic areas where such businesses are permitted. One such area where vehicle sales business are potentially allowed as conditional uses is in this planning area north of Webster Avenue or north of Lee Road.

Zoning Code excerpt:

(c) *Conditional uses.* The following uses may also be permitted as conditional uses following review by the planning and zoning board and approval by the city commission in accordance with the provisions of this Article. See Sec. 58-90 Conditional Uses.

(1) New and used motor vehicle, boat or trailer sales but per the policies of the Comprehensive Plan restricted and limited to locations north of Webster Avenue, west of Denning Drive and east of Bennett Avenue and locations on the west side of Wymore Road, north of Lee Road.

The applicant is requesting that the City treat their definition of a vehicle differently, so that

McLaren or other similar products like them, such as Rolls Royce, Bentley, Lamborghini, Ferrari could request a Conditional Use approval based upon specific criteria.

The applicant will point out that the other similar products already have existing locations in the Orlando area. These products are "new and used car sales" but the burden on the applicant is to demonstrate that these products are such a niche market of the 17 million cars sold in the United States each year that they qualify for a zoning code distinction. However, staff is concerned about the unintended consequences of redefining vehicles as not being vehicles, if they are over a certain value.

The Zoning Code Text Amendment

The applicant's request is to establish a new conditional use for a "specialty transportation business" which mandates conformance to specific criteria. Those criteria are that all product and inventory must be housed within a fully enclosed building, that all repair and service must be conducted within a fully enclosed building with no outside storage permitted, that the hours of retail operation are limited to 8 am to 6 pm Monday-Friday and 9 am to 5 pm on Saturday and that 30% of subject property, exclusive of stormwater retention, shall be devoted to green open space visible from an arterial roadway. The proposed ordinance would also establish a definition for a "specialty transportation business" as well incorporating the conditional use and criteria in the Zoning Code.

McLaren Conditional Use Request

The specific request by McLaren at 1111 S. Orlando Avenue would maintain the same layout of building and parking lot but would convert the 22,000 sq. ft. at the corner of Orlando and Miller Avenues into an urban green open space. The applicant has provided a landscape plan of their commitment to transform that corner into open space. It is intended as a passive urban green space primarily for the aesthetic benefit of green open space. It would be open to the public but not set up for active recreation.

The existing Orchard Supply building would undergo an exterior image transformation that would open up the building for viewing by replacing many solid wall areas with glass walls toward Orlando Avenue to enhance the appearance of the building and to allow visibility of their products. Inside the building the existing mezzanine would be expanded to add additional second floor space all within the existing roof height and dimensions of the current building.

The location of the base of the previous Orchard Supply monument sign at the Orlando/Miller Avenue corner would be re-used as well as wall signage within Code on the building.

Summary and Recommendation

This site is challenged by the parking variance granted in 2016 that prohibits reuse of the building for stores, offices or restaurants. However, being on a main gateway entrance to the City, staff has concerns about the prominence of the vehicle display and the method of approval for such a business and the unintended consequences of creating a pathway (just amend the Zoning Code) that may allow others to ask for equitable treatment in the sale and service associated with their "transportation business".

The City could alternatively amend the policies regarding vehicle sales in the Comprehensive Plan to designate this particular property as a permitted location in addition to the other permitted locations specified in the Comprehensive Plan and Zoning Code. To amend the Comprehensive Plan is unfortunately a 5 to 6-month process that does not work for the applicant, as the seller must remove the property from the market for that time period.

Given the criteria established for this conditional use, this Code Change is unlikely to set any precedent for others (as written) but staff cannot be absolutely certain that others would not seek to amend the criteria to fit their circumstances and ask "why not me, if they can do it". The inherent problem is that we are creating a definition for car/vehicle sales/service that says these are not really cars/vehicles.

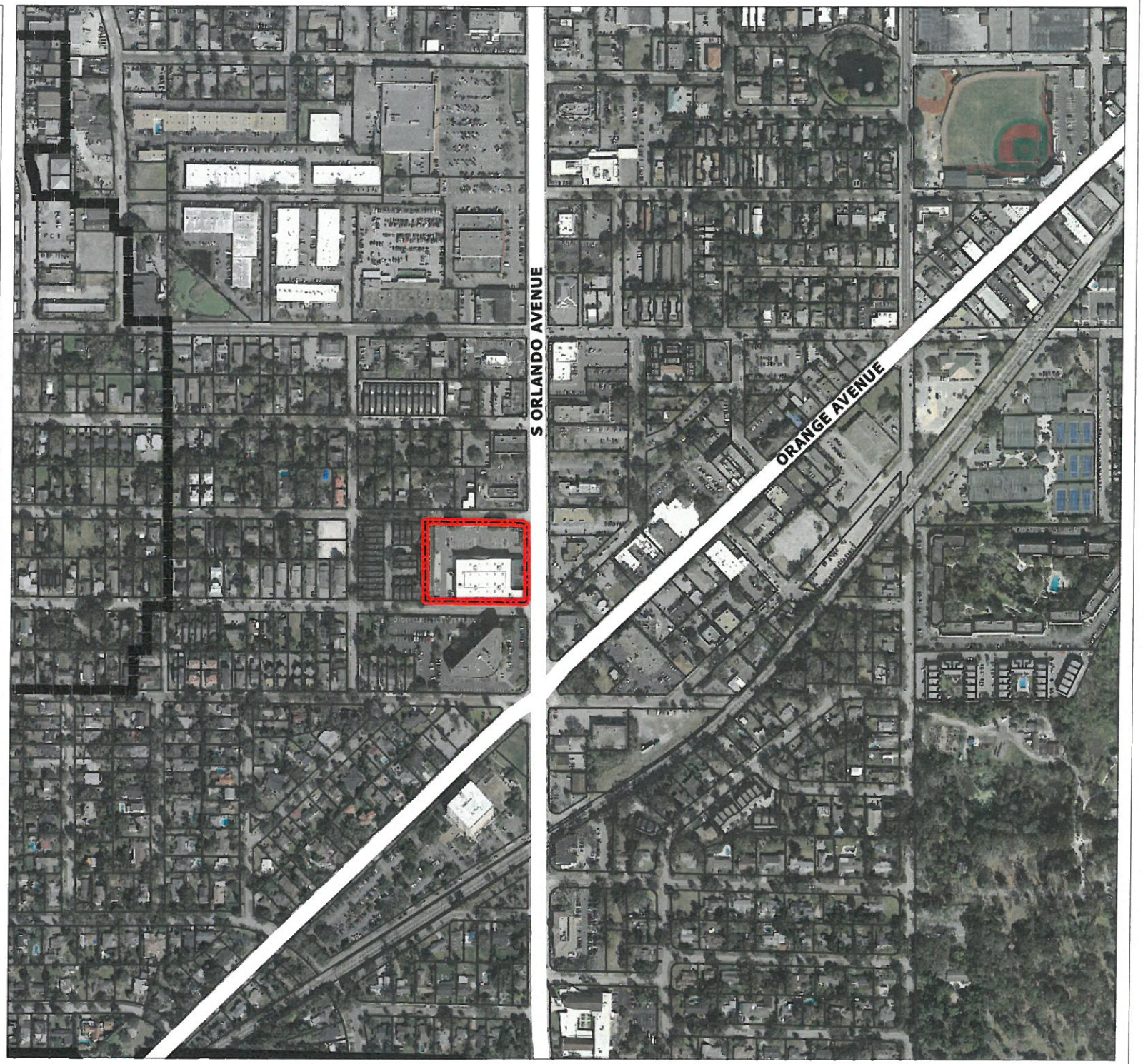
The creation of the urban green space at a gateway entrance to the City is a very appealing aspect of the applicant's proposal. It would give the City an urban green space such as the sort sought by the Winter Park Land Trust. Plus, the unique nature of the product would add to the reputation of the City for excellence. However due to concerns about the inconsistency of the treatment of vehicle sales and the precedent leads staff to be extra cautious.

Staff recommendation is for denial due to those precedent concerns.

LOCATION MAP

1111 S Orlando Ave

City of Winter Park
Florida



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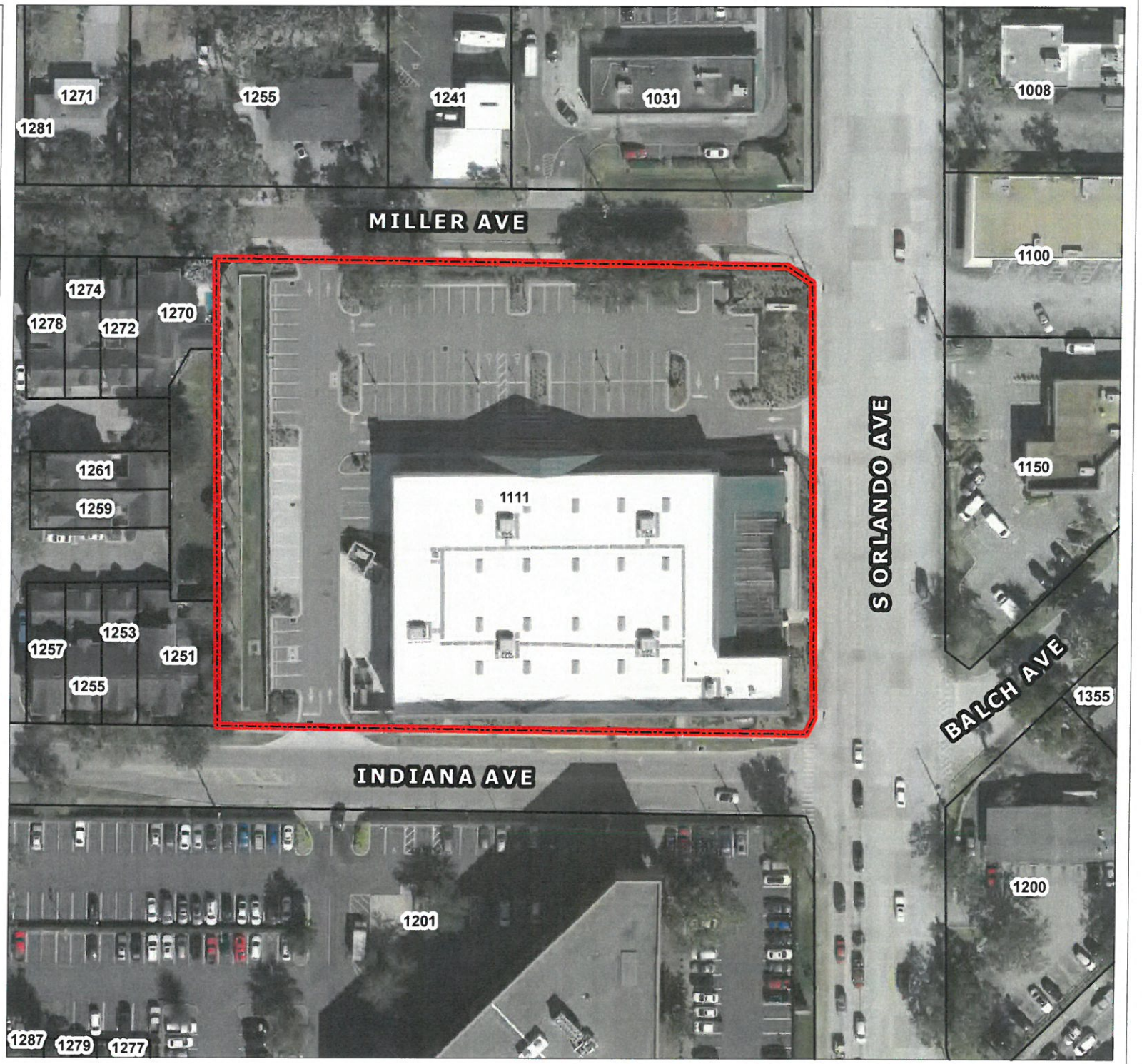
City of Winter Park
Florida



SOUTHERN MAGNOLIA

DWARF INDIAN HAWTHORN

HUMMINGBIRD BUSH

DWF VARIGATED SCHEFFLERA

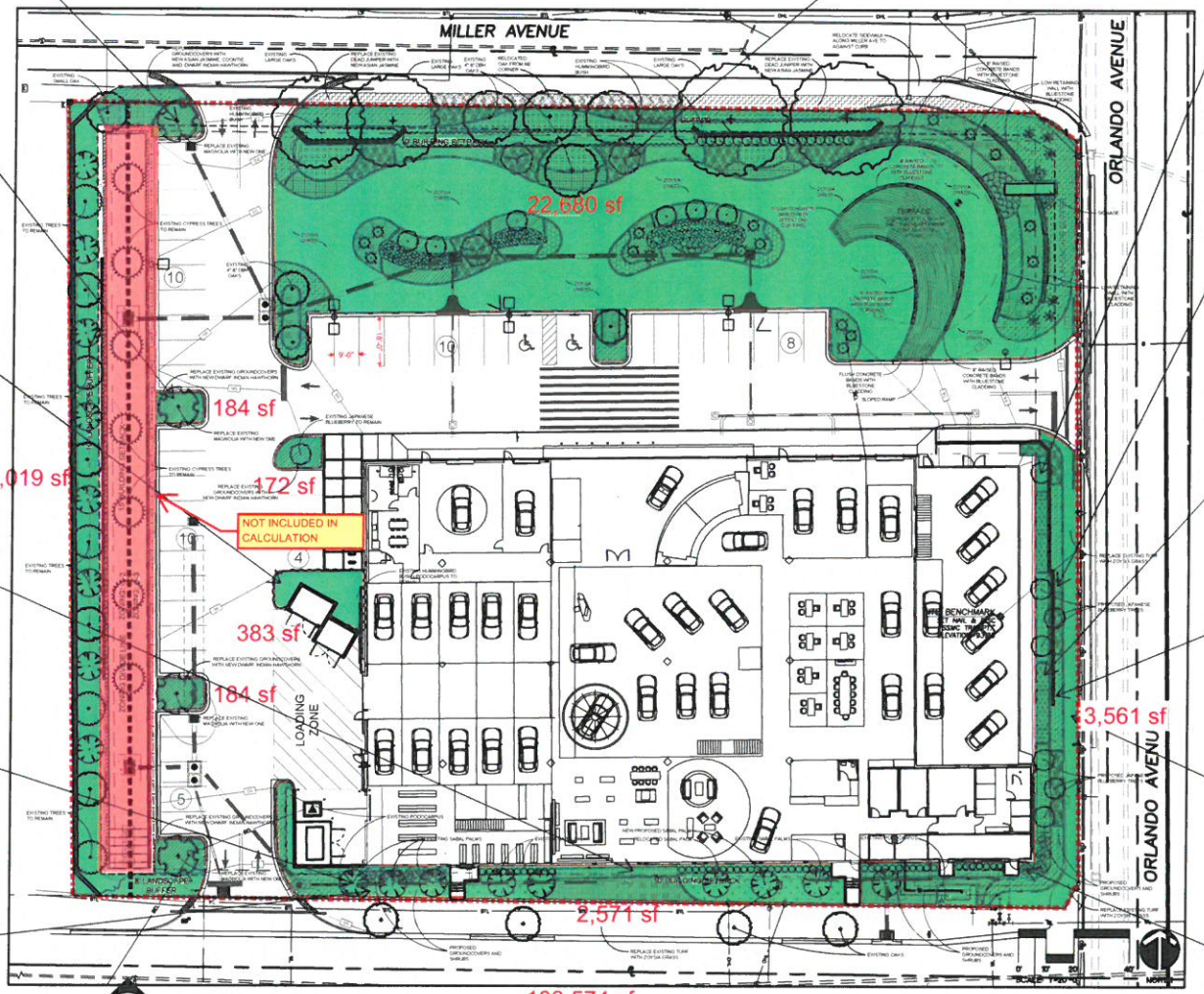
SABAL PALMETTO

PINK MUHLY GRASS

1111 South Orlando
Greenspace Calculation

Total Site	103,574 SF
Total Greenspace	33,574 SF
(does not include Stormwater Area)	
Percent Green Space	32.6%

LIGUSTRUM TREE



A OVERALL SITE CONCEPT PLAN

SCALE: 1"=20'-0"

JAPANESE BLUEBERRY

LIRIOPE BORDER GRASS

REGINA IRIS

ASIAN JASMINE

ZOYSIA GRASS

DWARF BOTTLEBRUSH

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIORS
250 VASSAR STREET
ORLANDO, FL 32804 (407) 418-1338

SIGNATURE AND DATED SEAL
CHRISTOPHER D. BORRELLI #0001712

3rd PARTY VERIFICATION

DRAWING TITLE
OVERALL SITE CONCEPT PLAN
AND PLANT PHOTOS

MCLAREN ORLANDO

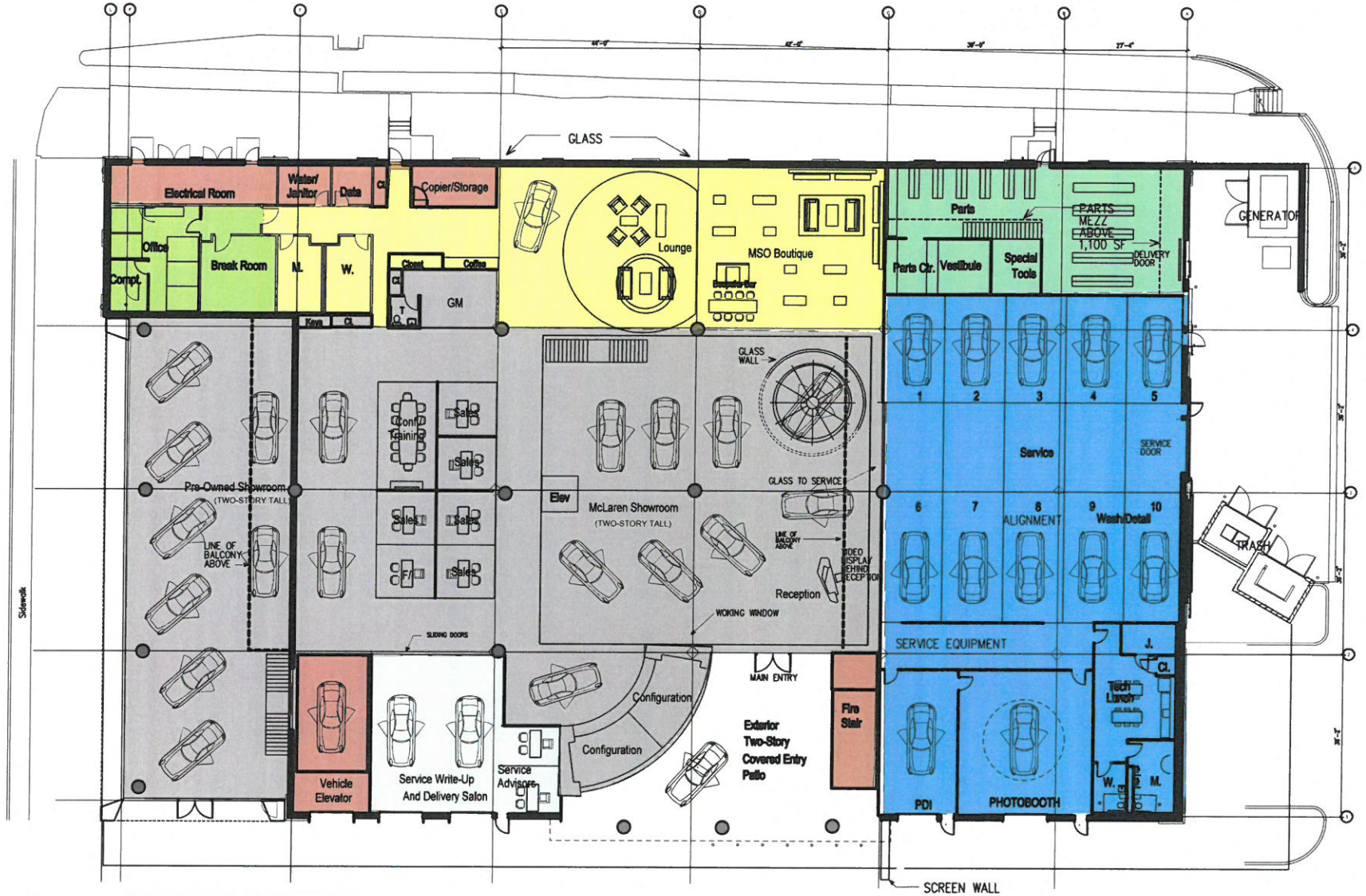
REV.	DESCRIPTION	DATE

PROJECT ADDRESS
1111 ORLANDO AVE
WINTER PARK
FLORIDA

OWNER NAME AND ADDRESS

PROJECT NO 16-08
PHASE PRELIMINARY DESIGN
SCALE
FILE NAME MCLAREN ORLANDO
DRAWN BY
CHECKED BY
DATE 08/09/16

L-102



SYNTHESIS

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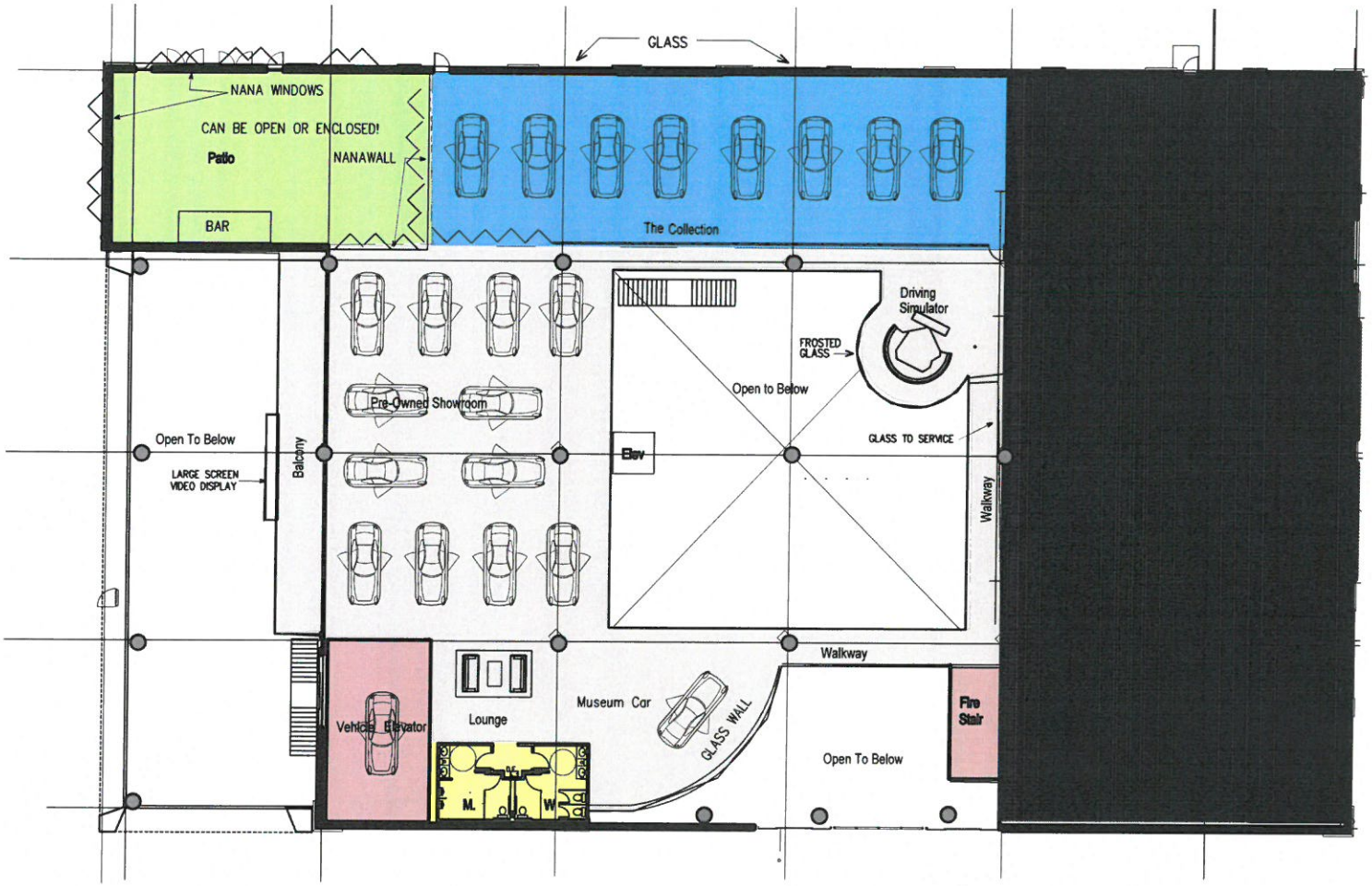
McLaren

1111 S. Orlando Ave.
Winter Park, Florida

October 1, 2020

Proposed First Floor Plan
33,000 SF



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Proposed Second Floor Plan
13,500 SF

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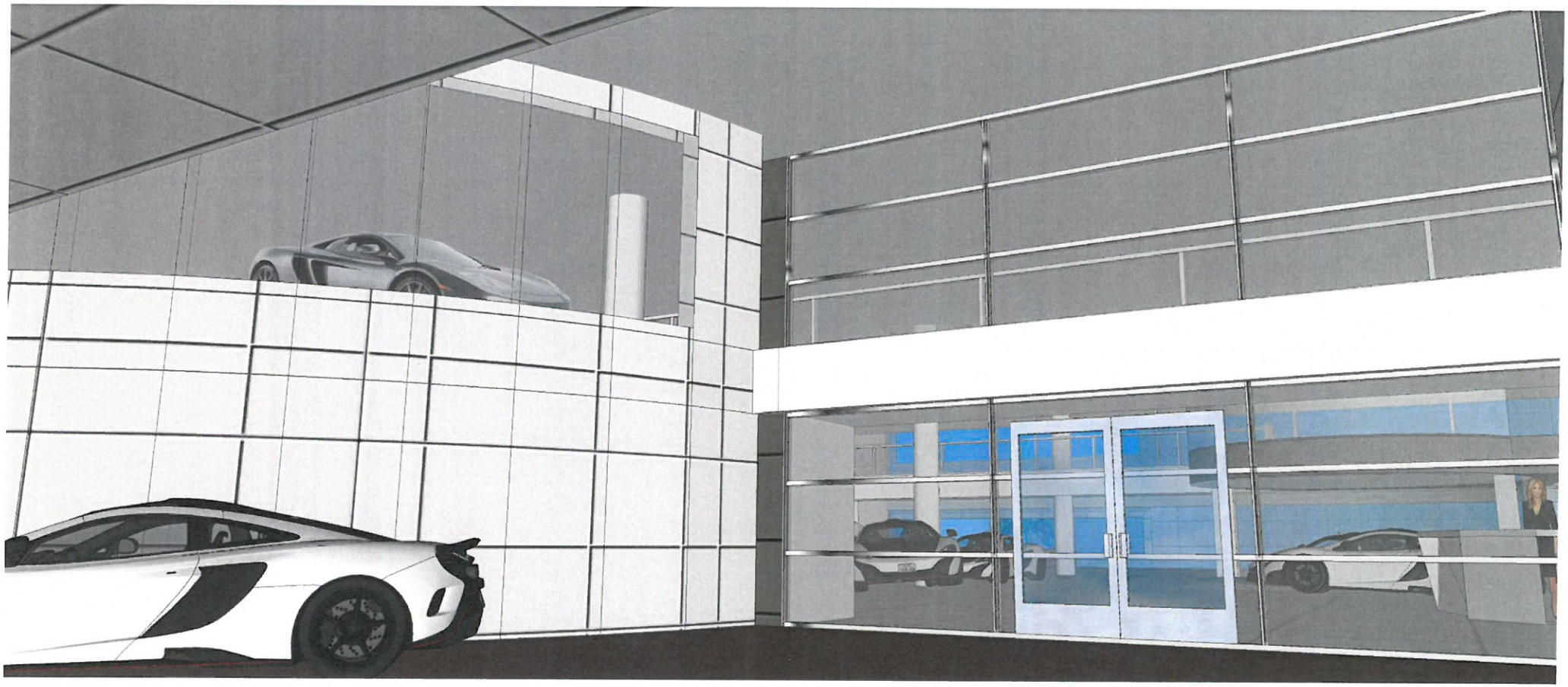

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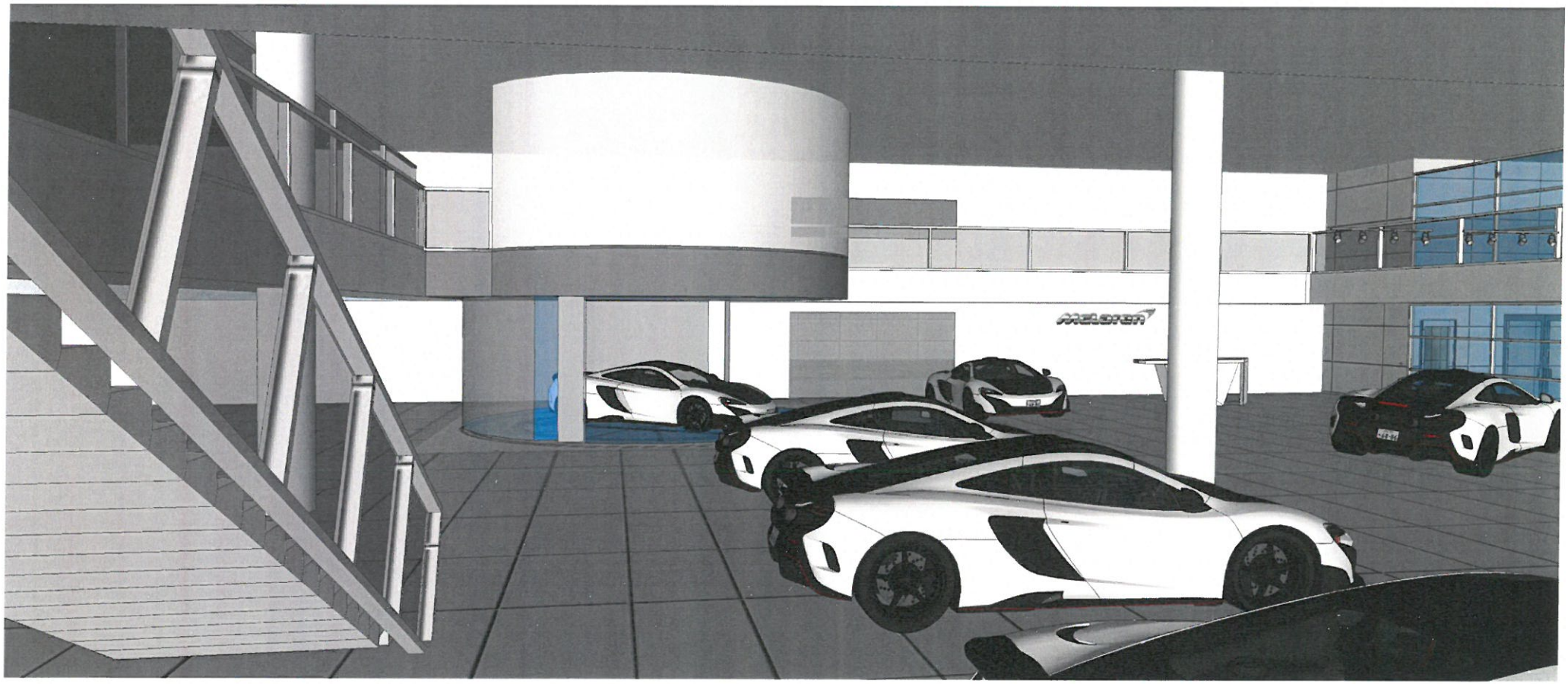

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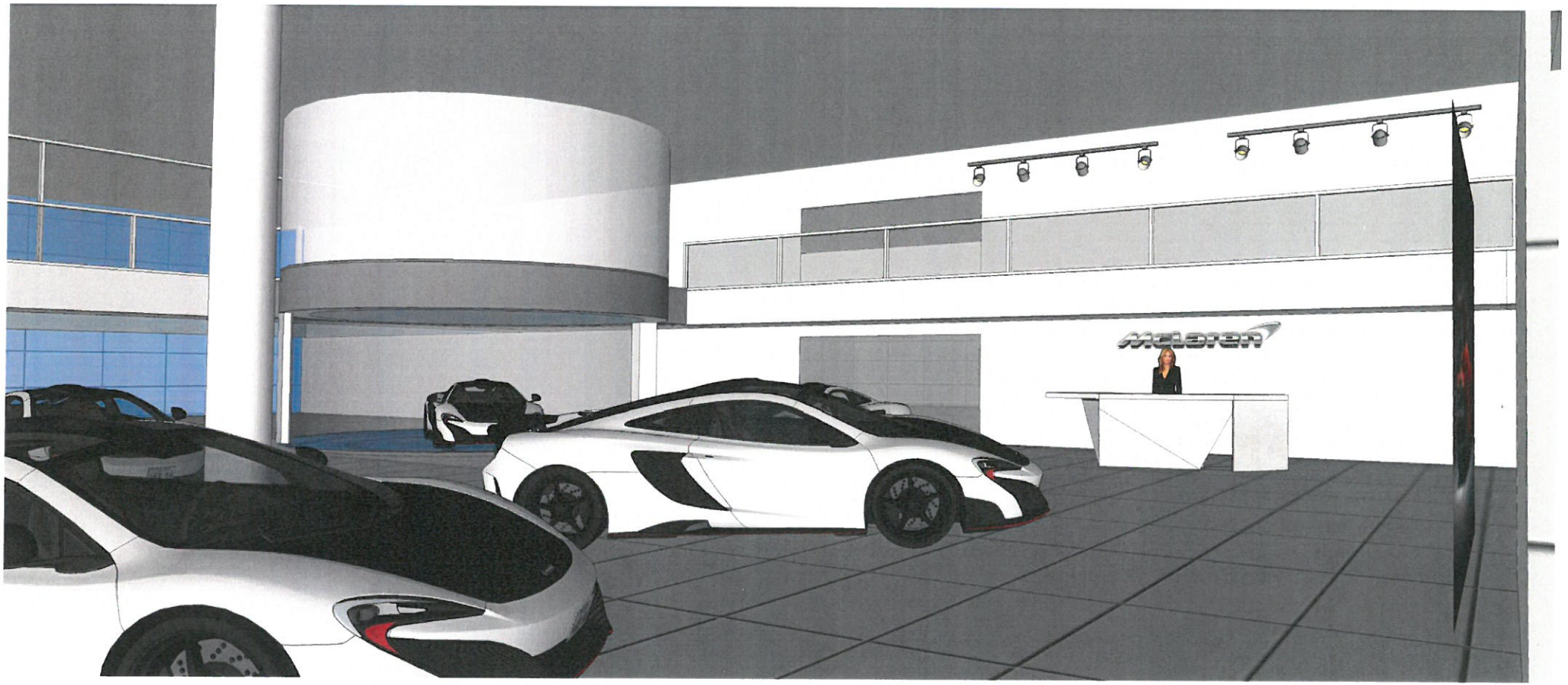

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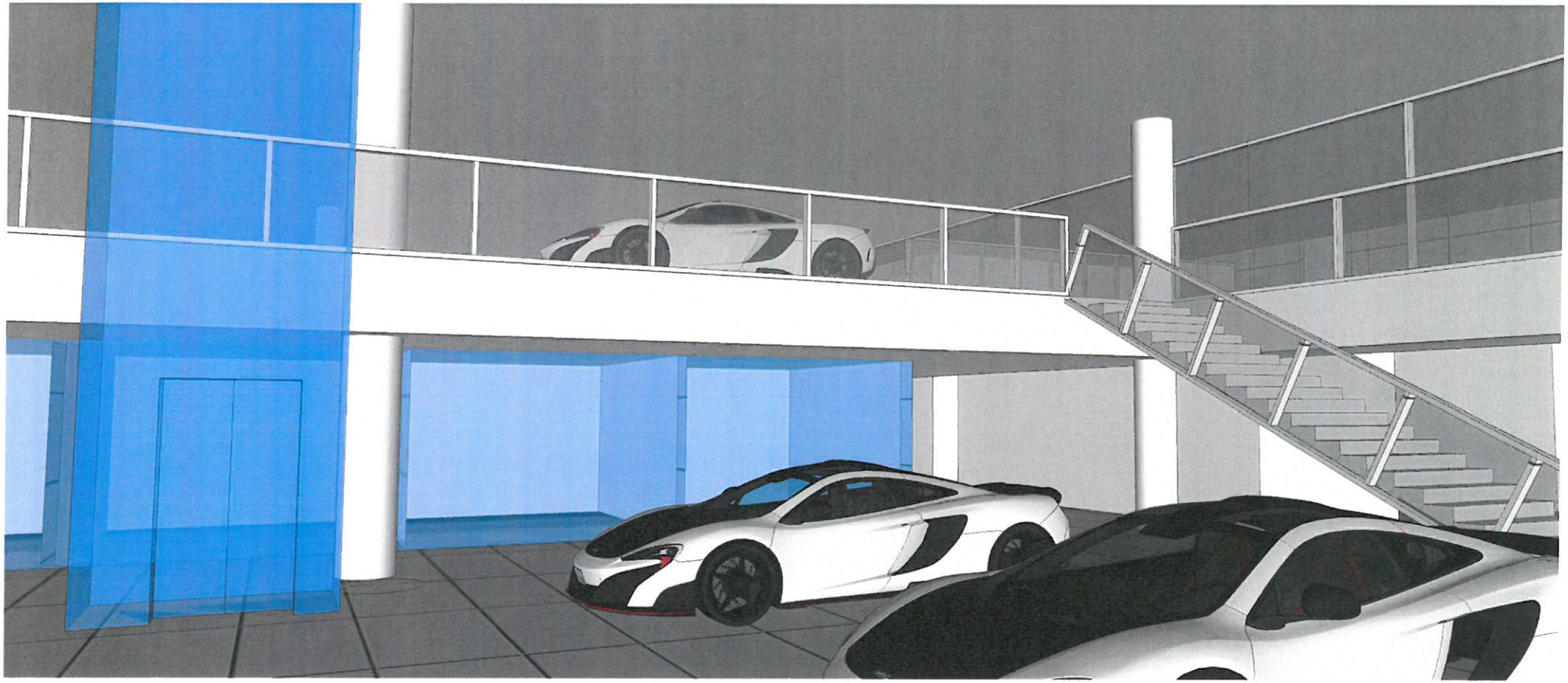

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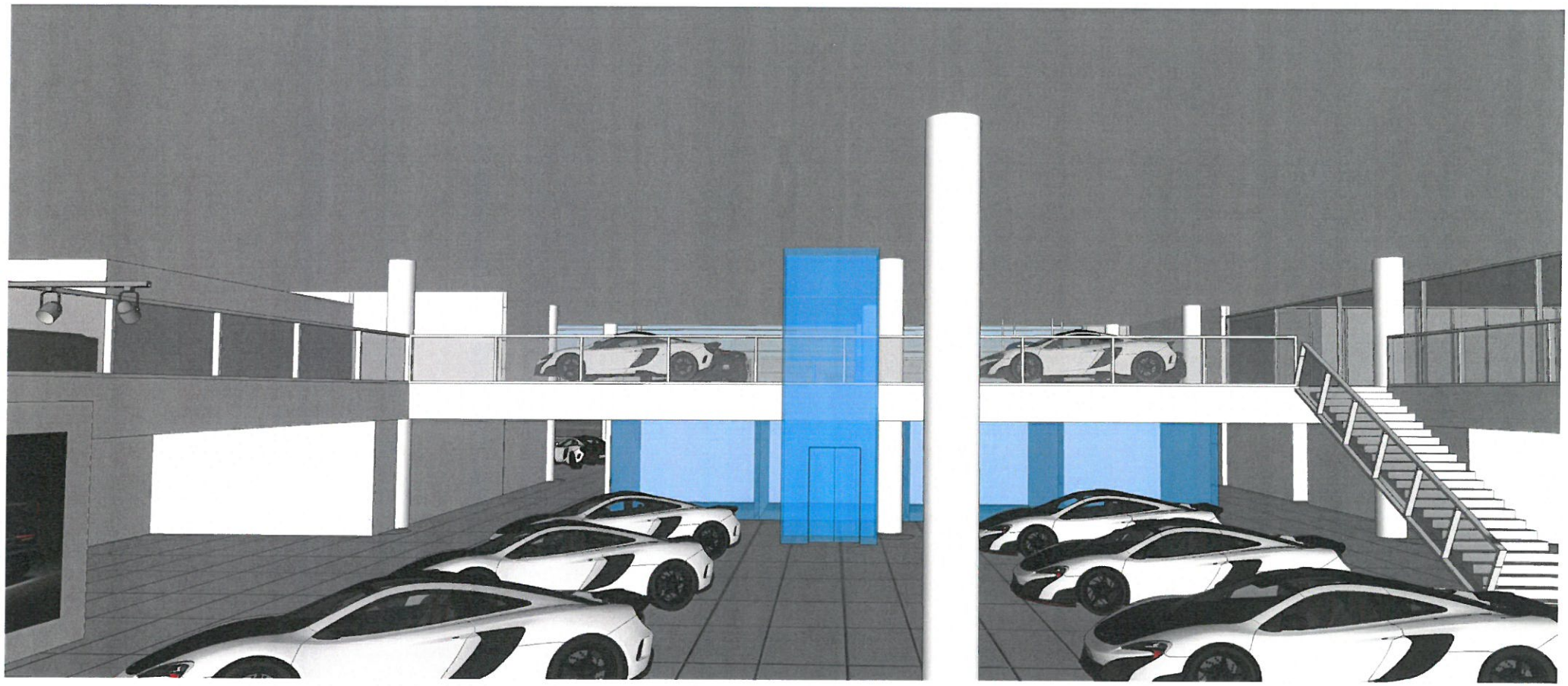

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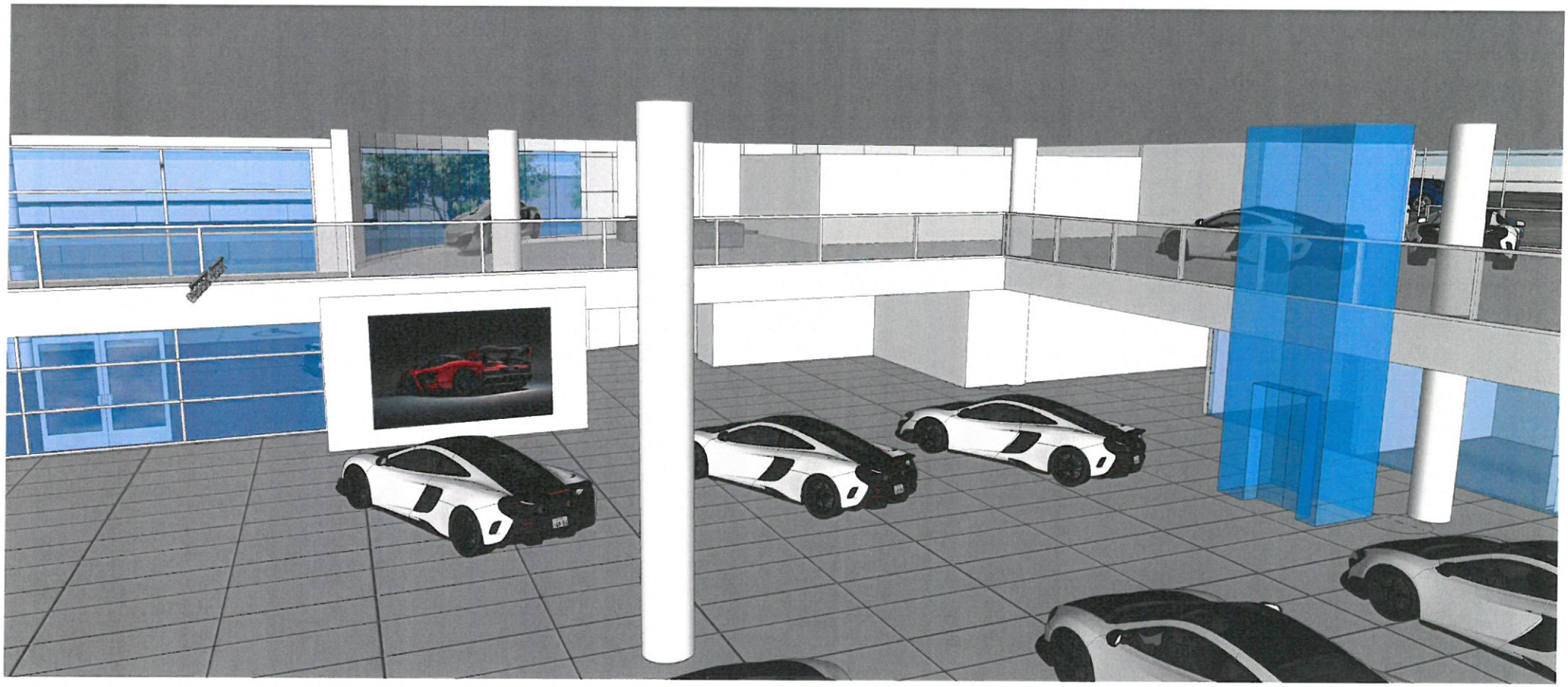

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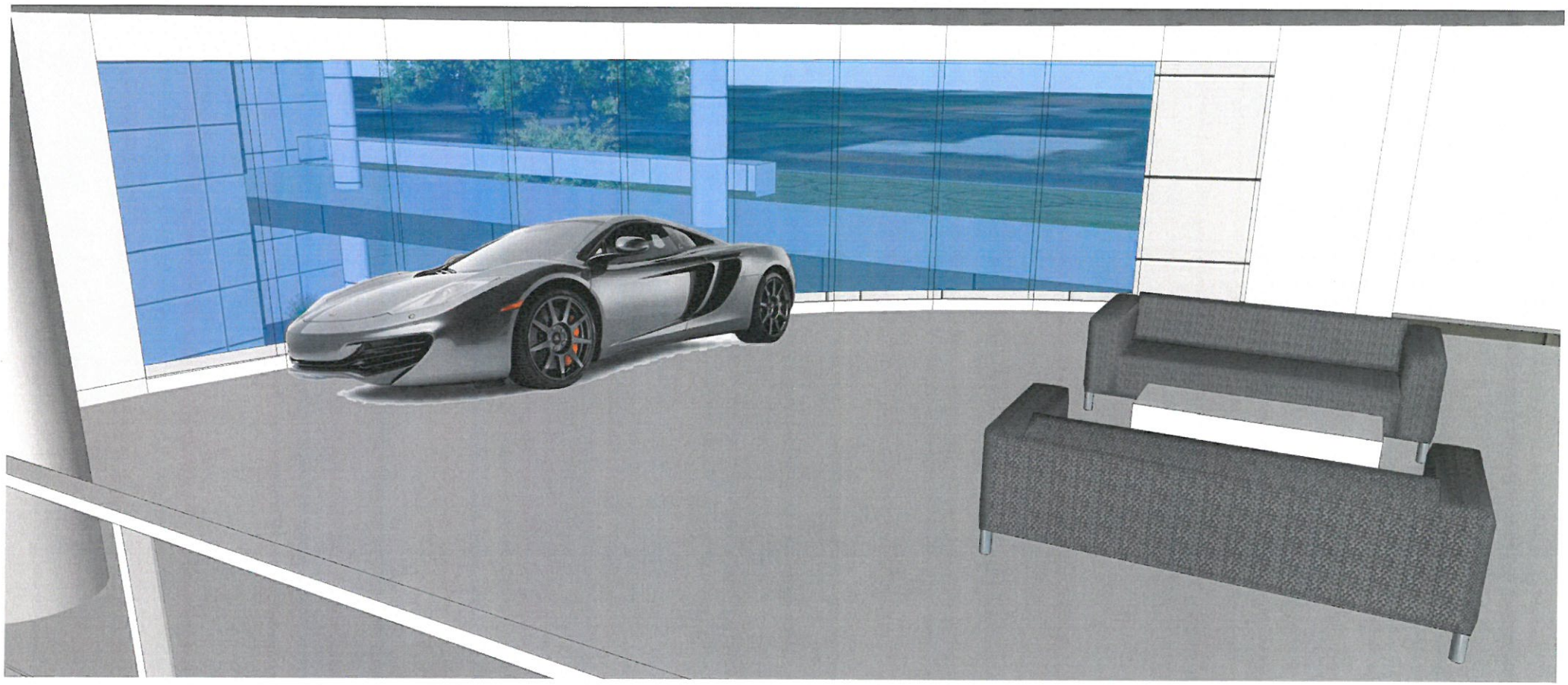

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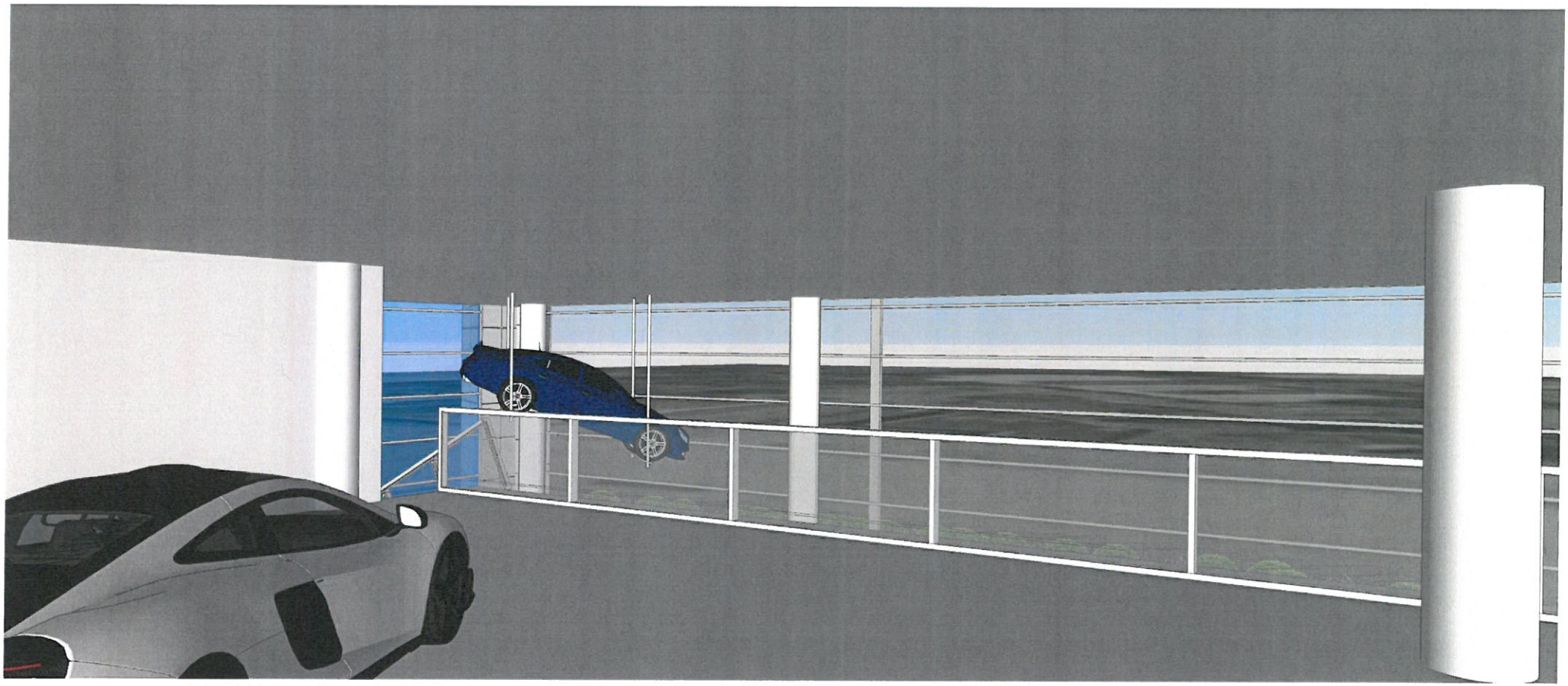

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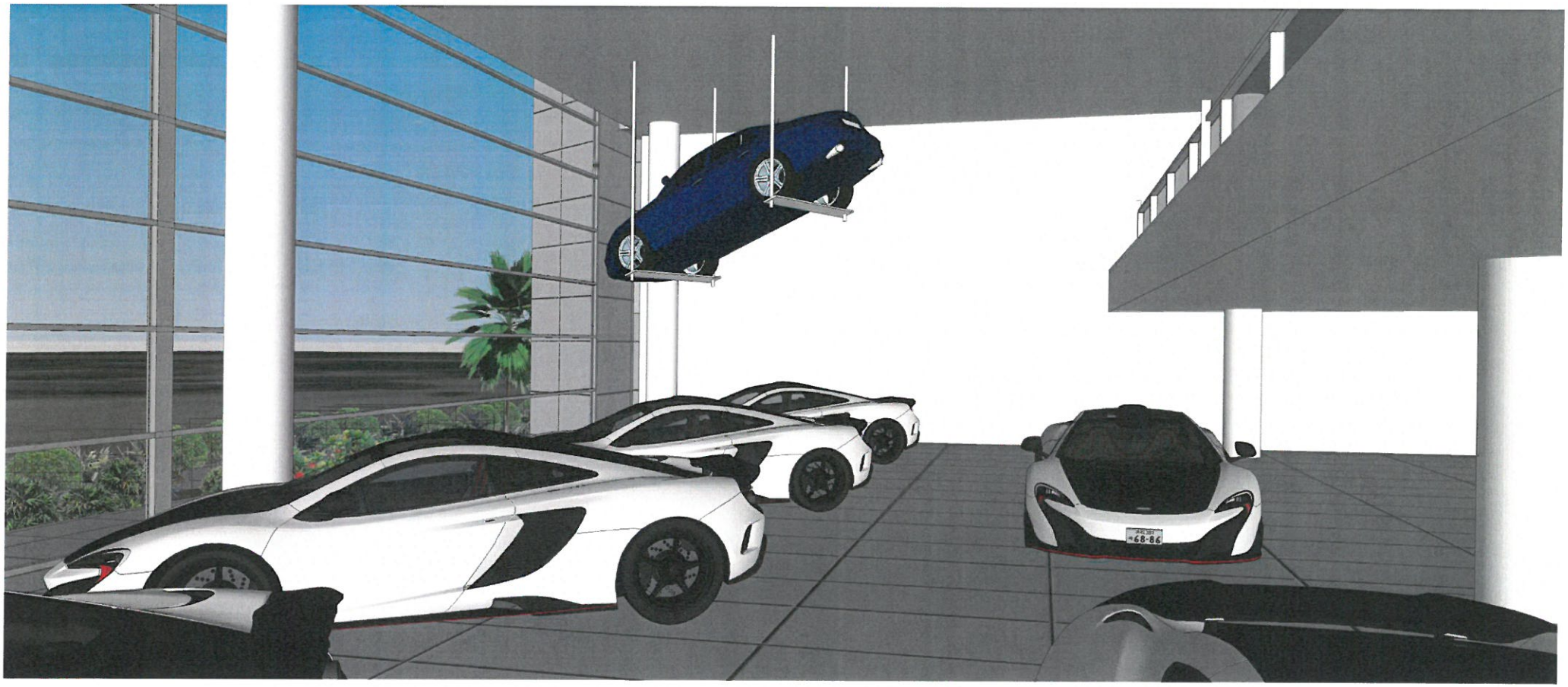

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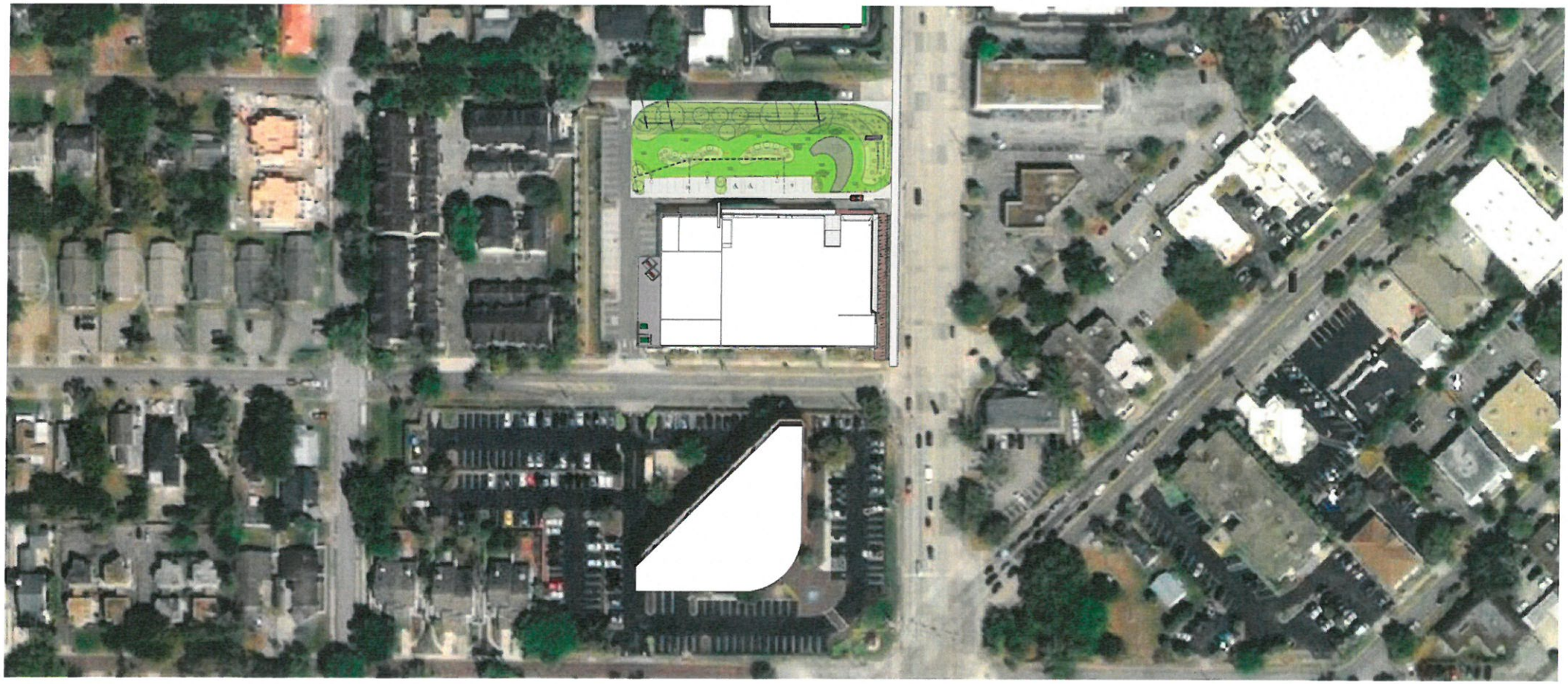

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Winter Park, Florida

October 1, 2020

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING ARTICLE III ZONING REGULATIONS OF CHAPTER 58 OF THE LAND DEVELOPMENT CODE TO AMEND SUBSECTION 58-76 COMMERCIAL (C-3) DISTRICT TO ESTABLISH A NEW CONDITIONAL USE FOR SPECIALTY TRANSPORTATION BUSINESS AND TO AMEND SUBSECTION 58-95 DEFINTIONS TO ESTABLISH A DEFINITION FOR SPECIALTY TRANSPORTATION BUSINESS. PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Winter Park (the "City") recognizes that certain types of business are unique to their product lines which requires special consideration and clarification of the intent of the Zoning Code; and

WHEREAS, the City recognizes that the Planning and Zoning Board and/or the City Commission desires that other factors such as the voluntary provision of green open space in commercial areas is important for the character and environment of the City; and

WHEREAS, the City recognizes that the Planning and Zoning Board and/or the City Commission recognizes that such factors are only one part of the consideration for the approval of conditional uses but, agrees that those types of applications may be heard; and

WHEREAS, in accordance with section 163.3174, Florida Statutes, and section 58-372 of the City Code of Ordinances, the City's local planning agency, which is the designated planning and zoning board, has reviewed and made recommendations as to the amendments set forth herein; and

WHEREAS, this Ordinance is being adopted in the best interests of the health, safety and welfare of the citizens of Winter Park.

NOW, THEREFORE, BE IT ENACTED BY THE CITY OF WINTER PARK, FLORIDA:

SECTION I: RECITALS. The above recitals are true and correct, are adopted and incorporated herein, and constitute the legislative findings of the City Commission of the City of Winter Park.

SECTION II: EDITS. Portions of Chapter 58, Land Development Code, Article III, Zoning Regulations, are hereby amended to read as shown below, and words with single underlined type shall constitute additions to the original text and ~~strike through~~ shall constitute deletions to the original text. Provisions not included are not being amended.

SECTION III: AMENDMENT. Chapter 58, Land Development Code, Article III, Zoning Regulations, Section 58-76 "Commercial (C-3) District" is hereby amended in subsection (c) (1) to establish a new conditional use as shown below and that Section 58-95 "Definitions" is hereby amended to add a new definition for specialty transportation business, to read as follows:

Sec. 58-76. Commercial (C-3) district.

(c) Conditional uses.

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(p) *Specialty transportation business*. provided the following criteria are met that all product and inventory must be housed within a fully enclosed building, that all repair and service must be conducted within a fully enclosed building with no outside storage permitted, that the hours of retail operation are limited to 8 am to 6 pm Monday-Friday and 9 am to 5 pm on Saturday and that 30% of subject property, exclusive of stormwater retention, shall be devoted to green open space visible from an arterial roadway.

Sec. 58-95. Definitions.

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Specialty transportation business means the retail sale and service of exotic high-performance automotive brands that are manufactured outside of the United States and that have annual sales volumes in the United States of less than 7,500 units.

SECTION IV: INCONSISTENCY. If any Ordinances or parts of Ordinances are in conflict herewith, this Ordinance shall control to the extent of the conflict.

SECTION V: SEVERABILITY. If any section, subsection, sentence, clause, phrase, provision, or word of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then such invalidity or unconstitutionality shall not be held to invalidate or impair the validity, force, or effect of any other remaining provisions of this Ordinance.

SECTION VI: CODIFICATION. Section III of this Ordinance shall be codified and made a part of the City of Winter Park Land Development Code, and the sections of this Ordinance may be renumbered or re-lettered to accomplish this intention. The word "Ordinance" may be changed to "Section," "Article," or other appropriate word. The City Clerk is given liberal authority to ensure proper codification of this Ordinance, including the right to correct scrivener's errors.

SECTION VII: This Ordinance shall become effective immediately following approval by the City Commission at its second reading.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this_____ day of _____, 2020.

City of Winter Park

_____

Steven M. Leary, Mayor

Attest:_____

ORWIN MANOR WESTMINSTER ASSOCIATION

Post Office Box 2367, Winter Park, FL 32790-2367

November 22, 2020

Re: Reuse of the Orchard Supply site

Dear Mayor and Commissioners,

The Orwin Manor Westminster Association has successfully dedicated much effort to the traffic safety issues on Orange Avenue and now finds itself battling an inappropriate reuse of the former Orchard Supply site.

The board has unanimously voted to NOT support reuse as a car dealership. That use of the property is inappropriate and the developer's request for a special conditional use must be rejected.

There are numerous negatives to this proposed re-development of the Orchard Supply building:

1. The exception to the zoning in this area may lead to more auto dealerships or other inappropriate uses.
2. Pedestrian safety is a serious issue in this area. The test driving of high-performance vehicles in this area increases risk. Encourage pedestrians and bicyclists - do not discourage them.
3. This use could be allowed in the Orange Ave corridor overlay or other nearby areas.
4. Hundreds of residents live within earshot of this site and some are just a few feet away. These neighborhoods are already subjected to noise from 17/92, Orange Avenue, Interstate 4, and Florida hospital helicopters. Do not add to this pollution.
5. The McLaren Orlando group hosts huge events. We have no faith that any agreement to control such events would be followed. Are the neighbors expected to constantly police and report infractions? Do not place us in that untenable position.
6. Large tractor trailer transport trucks are totally inappropriate in this area of high traffic congestion. How do they intend to get them in and out of the traffic congestion on 17/92 and not impact residential streets?
7. On a site that does not have adequate parking, overflow parking will flow onto our neighborhood streets.

This proposed reuse must be rejected. Send a clear message that our quality of life will not be further degraded. Allow an appropriate use we will want to walk and bike to. Strengthen neighborhoods, do not weaken them.

Regards,

Stephen Patégas

Stephen Patégas
Orwin Manor Westminster Board Member since 1987